



14 Rushy Mead

Minerva Heights | Chichester | West Sussex | PO19 3FW

Price £575,000
FREEHOLD

14 Rushy Mead

Minerva Heights | Chichester | West Sussex | PO19 3FW

NI595 - 02/25

Features

- 4 Bedroom Detached House
- 'Shenstone' Design
- Remainder of 10 Year NHBC Warranty
- Many Extras Included From New
- Prestigious Minerva Heights Development
- 1,602 Sq Ft / 148.8 Sq M (inc. garage)

Current EPC Rating - B (85)

Council Tax - Band F £3,214.03 p.a. (Chichester District Council 2024 - 2025)

Estate Annual Service Charge - 2023 - 2024 £254.03

Owned from new by the current occupants since 2022 and sold with the remainder of a 10 year NHBC Warranty, this delightful two storey detached residence occupies an enviable position within the sought after Minerva Heights development, constructed by Messrs Miller Homes. The property itself is sited opposite a pretty woodland, on a corner plot and boasts incredibly light, airy and well proportioned accommodation which comprises, in brief, entrance hall, ground floor cloakroom/wc, open plan dual aspect fitted kitchen/dining room, separate utility room, sitting room, study/hobbies room, first floor landing, principal bedroom suite with en-suite shower room, three further bedrooms and family bath/shower room.

The property also offers double glazing throughout, modern gas heating system via radiators, solar panels, landscaped gardens, driveway and garage.

A pitched roof storm porch protects the front door which opens into an impressive welcoming central entrance hall with feature carpeted spiralling staircase to the first floor with useful generous under-stair storage cupboard housing the modern electric consumer unit and solar panel controls.

Doors from the hallway lead to the kitchen/dining room, sitting room, study/hobbies room and ground floor cloakroom with wc, wash basin and tiled splash-back surround.

The open plan kitchen/dining room creates a great family hub measuring 22'10" x 11'10" overall with a comprehensive range of Cranbrook 'Cobble Grey' units complemented by light grain wood effect work surfaces incorporating a breakfast bar, along with an integrated gas hob with hood over, eye level oven, integrated concealed dishwasher, space for a free-standing fridge/freezer and a double glazed window to the rear. In the dining area, double glazed French doors provide access to the garden and there is an additional double glazed window to the front. From the kitchen a door leads to the adjoining utility room with further fitted units and work surfaces, space and plumbing for a washing machine, cupboard housing the wall mounted gas combination boiler and double glazed door to the rear.





The sitting room has a feature square bay window to the side enjoying a pleasant outlook towards woodland opposite. In addition, the ground floor boasts a useful dual aspect highly versatile study/ hobbies room.

The first floor landing has a built-in linen storage cupboard and access hatch to the loft space. Doors from the landing lead to the four bedrooms and family bath/shower room.

Bedroom 1 is a good size double room with a double glazed window to the side, enjoying a pleasant outlook over the garden, along with a door to the adjacent en-suite shower room which provides a modern suite of glazed shower enclosure with fitted shower, wall mounted wash basin, close coupled wc, ladder style heated towel rail and an obscure double glazed window to the rear.

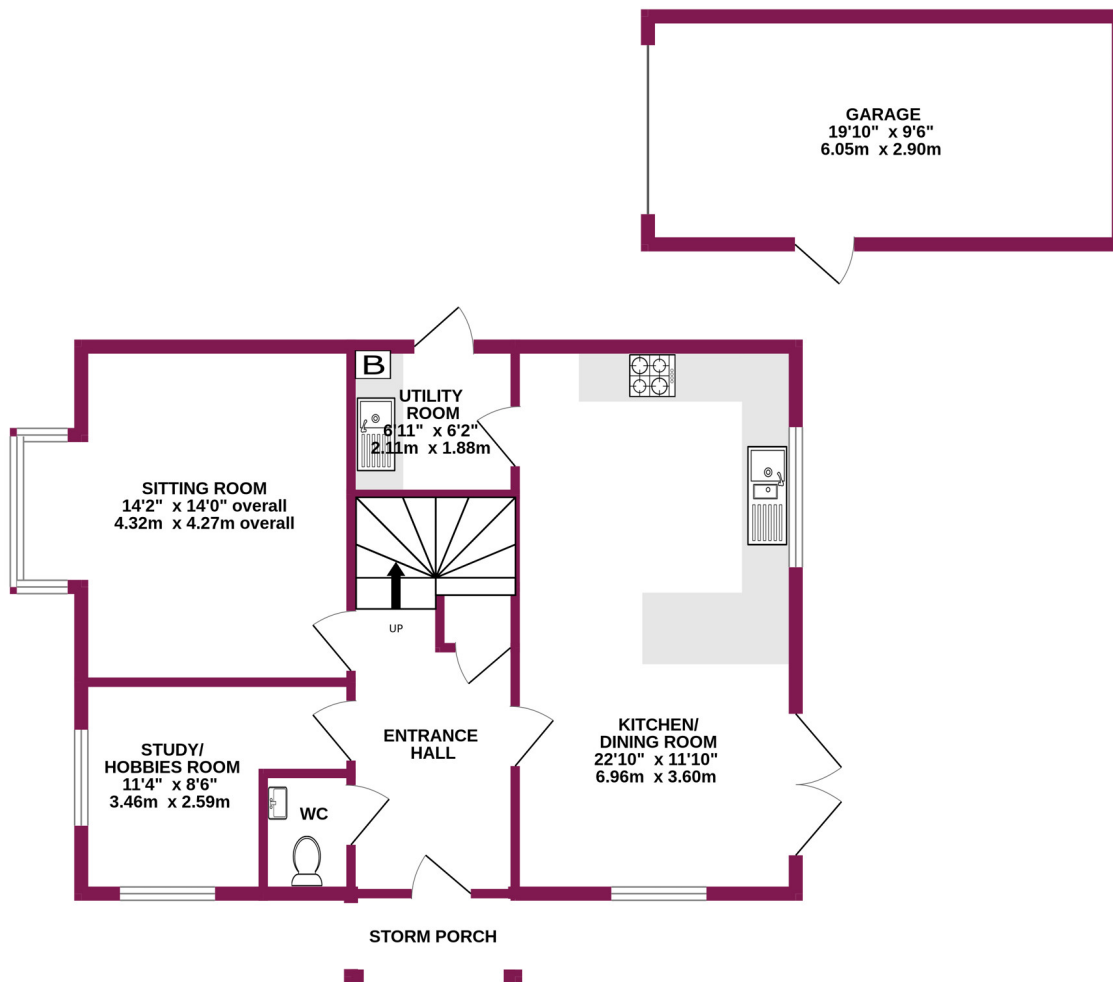
Bedroom 2 is a good size double 'Guest' room with a double glazed window to the side, while bedrooms 3 and 4 are both dual aspect rooms. The family bath/shower room offers a modern white suite of bath, shower enclosure with fitted shower, wall mounted wash basin, close coupled wc, ladder style heated towel rail and an obscure double glazed window to the front.

Externally, the property has an open plan wrap around lawned frontage with pathway to the front door and established flower bed. To the rear, the driveway provides on-site parking for two cars and leads to the pitched roof garage with an electrically operated door at the front, double glazed personal door to the side, power and light. A gate at the rear leads into the landscaped, fully enclosed main area of garden positioned at the side of the property, which is predominantly laid to lawn with spaced paving lead to a gravel terrace with shrubs.

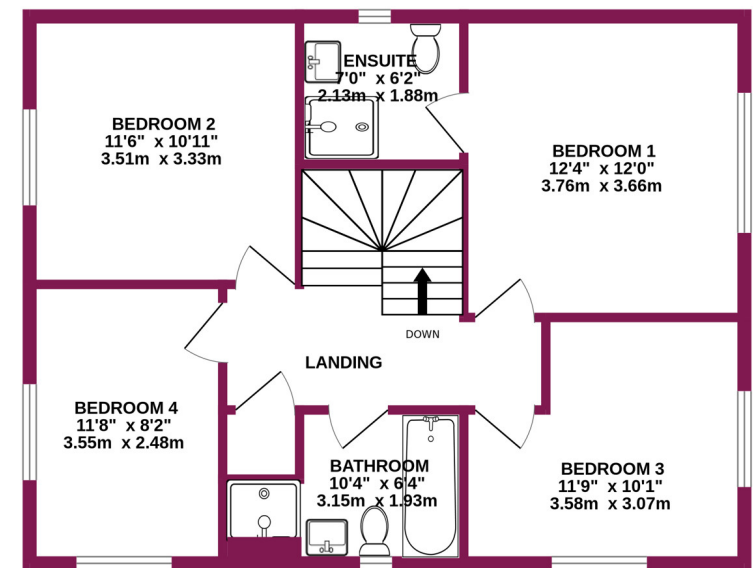
N.B. An internal inspection is essential to fully appreciate the condition, size of accommodation on offer and delightful position within the development.



GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1602 sq.ft. (148.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.