



41 Maplehurst Road | Chichester | PO19 6QL

Guide Price £539,000

Freehold



hancock

Lettings & Estate Agents

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6QL

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- No Onward Chain
- Freehold
- Private Rear Garden
- Council Band F
- Detached
- Double Garage
- Modern Kitchen
- 1400sqft

Situated at the end of the highly sought-after Maplehurst Road, this spacious four-bedroom detached family home enjoys a peaceful setting with attractive surrounding gardens and a wonderful sense of privacy.

The accommodation is well-proportioned throughout, beginning with a generous entrance hallway that provides access to all principal rooms. The impressive living room benefits from sliding patio doors opening onto the rear garden, creating a bright and welcoming space for relaxing and entertaining. There is a separate dining room, a modern fitted kitchen with direct access to the garden, a useful home office, and a downstairs W/C. Ample storage is available throughout the ground floor, making the property ideal for family living.

On the first floor, there are three well-sized double bedrooms and a fourth single bedroom, offering flexible accommodation for families or those requiring additional workspace. The first floor is served by a family bathroom



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and a separate shower room for added convenience.

Externally, the property features a beautifully arranged tiered rear garden, transitioning from patio areas to lawn, providing an excellent space for outdoor dining and family enjoyment. Rear access leads directly to the detached double garage, which offers excellent parking and substantial storage capacity, making it ideal for vehicles, hobbies, or workshop use.

Maplehurst Road is a popular residential location on the northern side of Chichester, known for its peaceful surroundings and attractive green spaces. The property is conveniently positioned for access to Chichester's historic city centre, with its wide range of shops, restaurants, cafes and cultural attractions, including the renowned Chichester Festival Theatre. Excellent local schools, leisure facilities and transport links are all within easy reach, while the nearby South Downs National Park offers outstanding opportunities for walking, cycling and outdoor pursuits.

Additional Information :

Tenure : Freehold

Council Band : F

EPC : TBC

Broadband : Up To 1000mbps

Mobile : Okay - Three, EE, Vodafone. Poor - O2

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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