



77 Maplehurst Road, Chichester - PO19 6RP

Guide Price £735,000 - Freehold



STRIDE & SON

77 Maplehurst Road

Chichester

A beautifully presented five-bedroom home offering spacious accommodation, a superb kitchen/dining room, generous sitting room, office, garage and wonderful open views.

- Five-bedroom family home
- Approx. 1,835 sq ft of accommodation
- Superb kitchen/dining room
- Large sitting room with fireplace
- Principal bedroom with dressing room
- Utility room and cloakroom
- Ground floor office (or additional ground floor bedroom/reception)
- Garage and driveway parking
- Beautiful open countryside views







Accommodation

A beautifully presented five-bedroom home offering spacious and versatile accommodation, positioned to take full advantage of wonderful open views to the rear.

The property extends to approximately 1,835 sq ft, with a further garage, and has been thoughtfully arranged to create a stylish and practical family home. The ground floor provides an excellent balance of living, working and entertaining space, with a welcoming entrance hall, ground floor cloakroom, useful utility room and a separate office, ideal for those working from home.

The kitchen/dining room is a superb feature of the house, fitted with contemporary units, integrated appliances and generous space for family dining. French doors open directly to the rear garden and decked terrace, drawing in natural light and making the most of the outlook across the adjoining fields.



The sitting room is particularly impressive, extending to over 20 ft and providing a comfortable yet elegant reception space. With a feature fireplace, fitted shelving and doors opening to the garden, it is a wonderful room for both everyday living and entertaining.



On the first floor, the principal bedroom is a standout feature, offering a generous bedroom area, dressing room and en-suite shower room, together with doors opening to a balcony-style Juliet outlook across the countryside.

There are four further bedrooms, providing excellent flexibility for family, guests, dressing space or additional home working, along with a family bathroom.

Outside, the rear garden has been designed to make the most of the setting, with a substantial decked terrace immediately adjoining the house and enjoying far-reaching views across open fields.

To the front, there is driveway parking and access to the garage.



This is a stylish and spacious home in a convenient Chichester location, offering excellent family accommodation, impressive living space and a superb open aspect to the rear.

Maplehurst Road is a well-regarded residential address within Chichester, offering a convenient position for access to the city centre, local amenities and nearby countryside.

Chichester is a highly regarded cathedral city with an excellent range of shops, restaurants, cafés and leisure facilities, along with cultural attractions including the Festival Theatre, Pallant House Gallery and the historic cathedral. The city also offers a mainline railway station with services along the south coast and towards London via connections.

The surrounding area provides excellent access to Goodwood, the South Downs National Park and Chichester Harbour, offering a wide range of walking, cycling, sailing and outdoor pursuits. Road links via the A27 provide access east and west towards Arundel, Worthing, Portsmouth and beyond.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C







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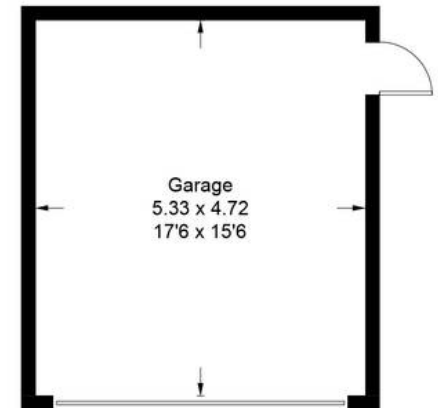
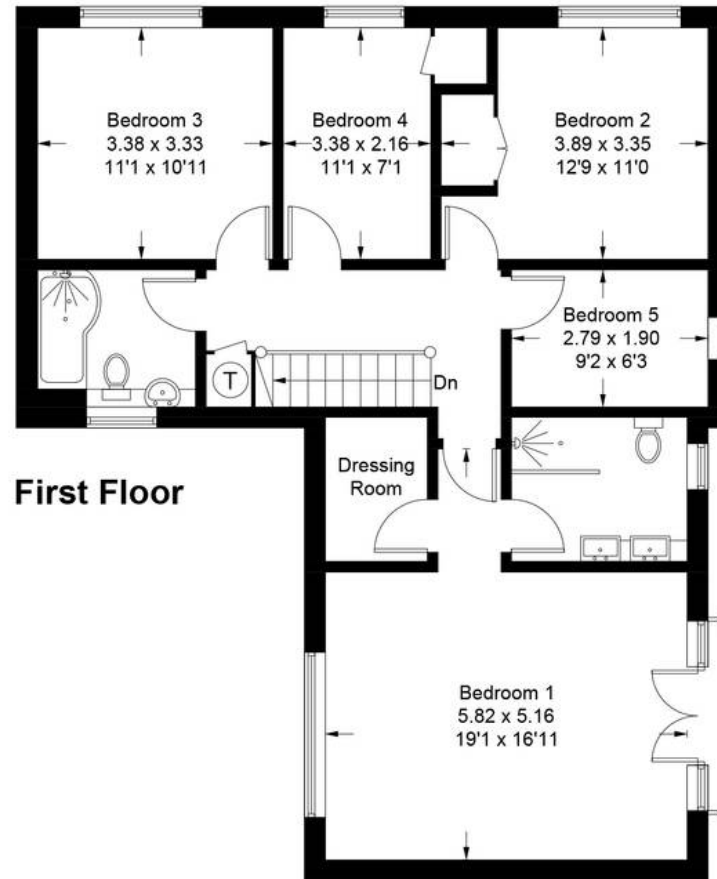
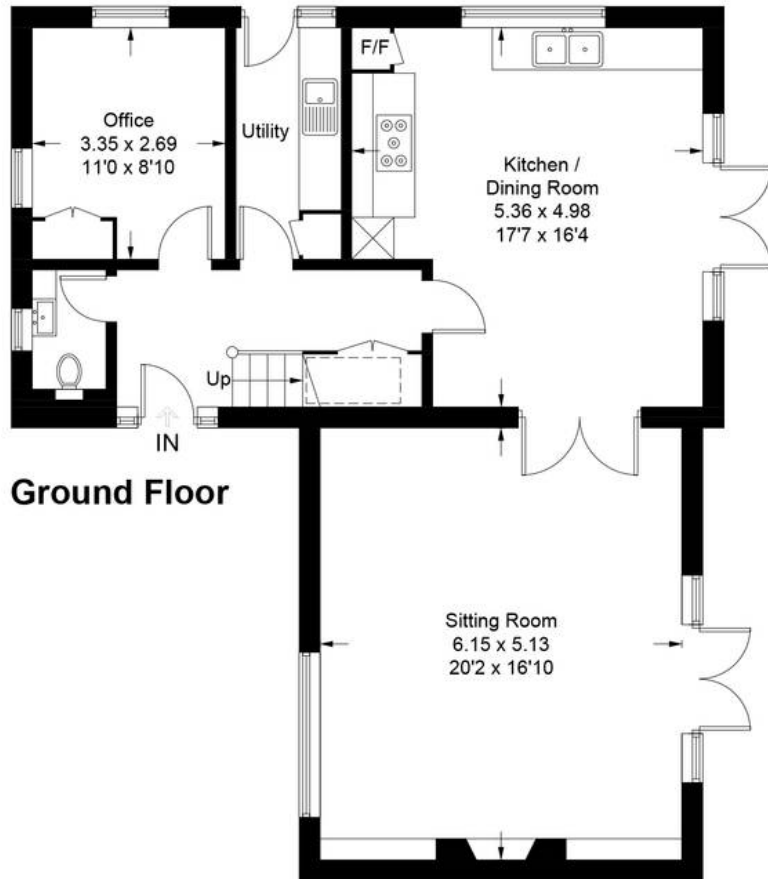
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Approximate Gross Internal Area = 170.5 sq m / 1835 sq ft

Garage = 25.1 sq m / 270 sq ft

Total = 195.6 sq m / 2105 sq ft

Produced for Stride & Son Estate Agent.



(Not Shown In Actual Location / Orientation)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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