



1 MAPLEHURST ROAD
Chichester, PO19 6QL
Guide Price: £865,000 Freehold

CHAIN FREE



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PROPERTY SUMMARY

Offered for sale with **no forward chain** and located in the sought after Summersdale area to the north of Chichester City Centre 1 Maplehurst Road is a substantial family home providing generous and versatile accommodation throughout including a double garage/workshop, ample off-road parking and the house and garden enjoy lovely far-reaching views across open farmland to the rear.

Arranged over two floors, the property, which has been extended over the years, provides **six bedrooms**, four bathrooms and multiple reception rooms, making it ideally suited to multi-generational family living and offers scope for annexe accommodation, subject to the usual planning consents.



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ACCOMMODATION

On the ground floor, the property is entered via a spacious entrance hall with stairs rising to the first floor and useful storage beneath. The sitting room is a light-filled dual-aspect space with large picture windows framing views over the gardens. A feature fireplace provides a central focal point, and a door opens directly onto the rear terrace, creating an inviting setting for entertaining. Double doors from the hall open into the dining room, which also has patio doors to the garden, linking seamlessly with outdoor living. A serving hatch connects through to the kitchen/breakfast room, fitted with a range of base and wall units, integrated oven, gas hob, and a wide window overlooking the rear garden. Adjoining the kitchen is a generous utility room offering additional storage, workspace, and plumbing for further appliances, with a door to the garden and access to the double garage/workshop, which benefits from power, lighting, and an up-and-over door. Completing the ground floor is a study, ideally suited for home working, along with a cloakroom/WC.

The first floor is approached by a staircase from the entrance hall, rising to a bright central landing with airing cupboards and access to all six bedrooms. The principal suite comprises a double bedroom, a fitted dressing room, and a spacious ensuite bathroom with bath, separate shower, WC, bidet, and wash hand basin. The second bedroom is positioned above the garage and features fitted wardrobes, Velux windows, and its own ensuite shower room. The third bedroom is another generous double with dual-aspect windows, fitted wardrobe, and an ensuite bathroom. (N.B. These two rooms would make ideal annexed accommodation subject to the usual planning consents). Three further bedrooms complete the upstairs accommodation, all served by a family bathroom, and one of these rooms is equally suited as a study or nursery.





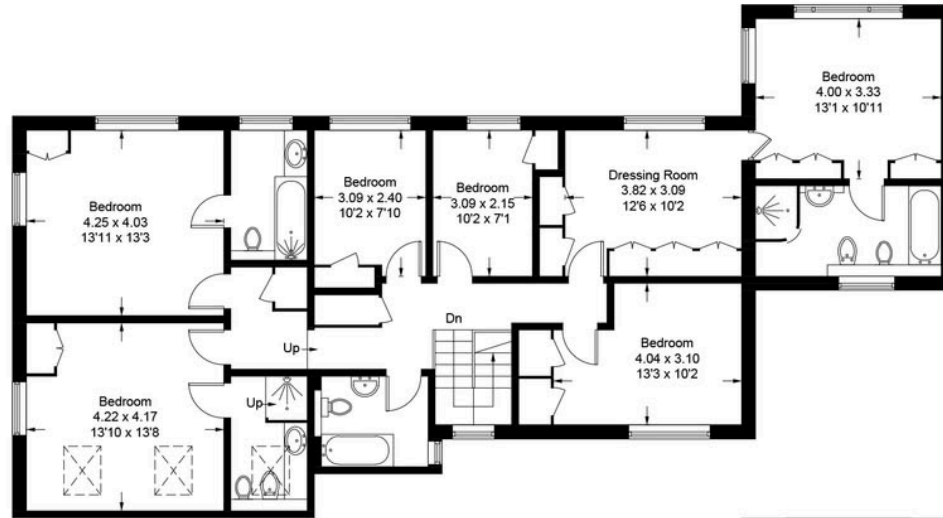
FLOOR PLAN

1, Maplehurst Road, PO19 6QL

Approximate Gross Internal Area = 273.9 sq m / 2948 sq ft
(Including Garage & Workshop)



Produced for Stride & Son Estate Agent.



First Floor



Ground Floor

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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OUTSIDE

Outside, the property occupies one of the most desirable plots on the development and benefits from one of the best outlooks. There is convenient access to the South Downs National Park via a footpath on Fordwater Lane, leading to Lavant village, the Goodwood Estate and beyond. The world-famous Goodwood Motor Circuit is also within easy reach of the property.

The rear garden features a central lawn bordered by raised beds, established shrubs, and mature trees, with a paved terrace accessible from the principal reception rooms providing an attractive space for outdoor dining and entertaining. To the front, the garden is laid to lawn with mature hedging and planting and excellent parking provision with ample space to the front of the house, together with further additional spaces on an adjacent substantial hardstanding area to the side.





LOCATION

Maplehurst Road is a popular residential road approximately 1 ½ miles north of the city centre with easy access to the beautiful South Downs National Park.

There is a local sub-post office and store on The Broadway, a medical centre on Lavant Road, and a regular bus service runs from the main road into the city centre. Brandy Hole Copse, an enchanting 15-acre woodland nature reserve, and Centurion Way, a 9 km cycleway (connecting Chichester to West Dean), are all within short walking distance of the property.

The cathedral city of Chichester offers excellent high-street shopping and many fashionable restaurants, cafes and bars, a leisure centre with swimming pool, sports clubs, cinemas, and is home to the Pallant House Gallery and the renowned Festival Theatre. It also has a railway station with regular services to London (Victoria) and along the coast to Portsmouth and Brighton.

The Goodwood Estate, situated just to the north of Chichester, is famous for its many sporting event days including the much-celebrated Festival of Speed and Goodwood Revival for motor racing enthusiasts, and a season of horseracing including the renowned Qatar Festival.



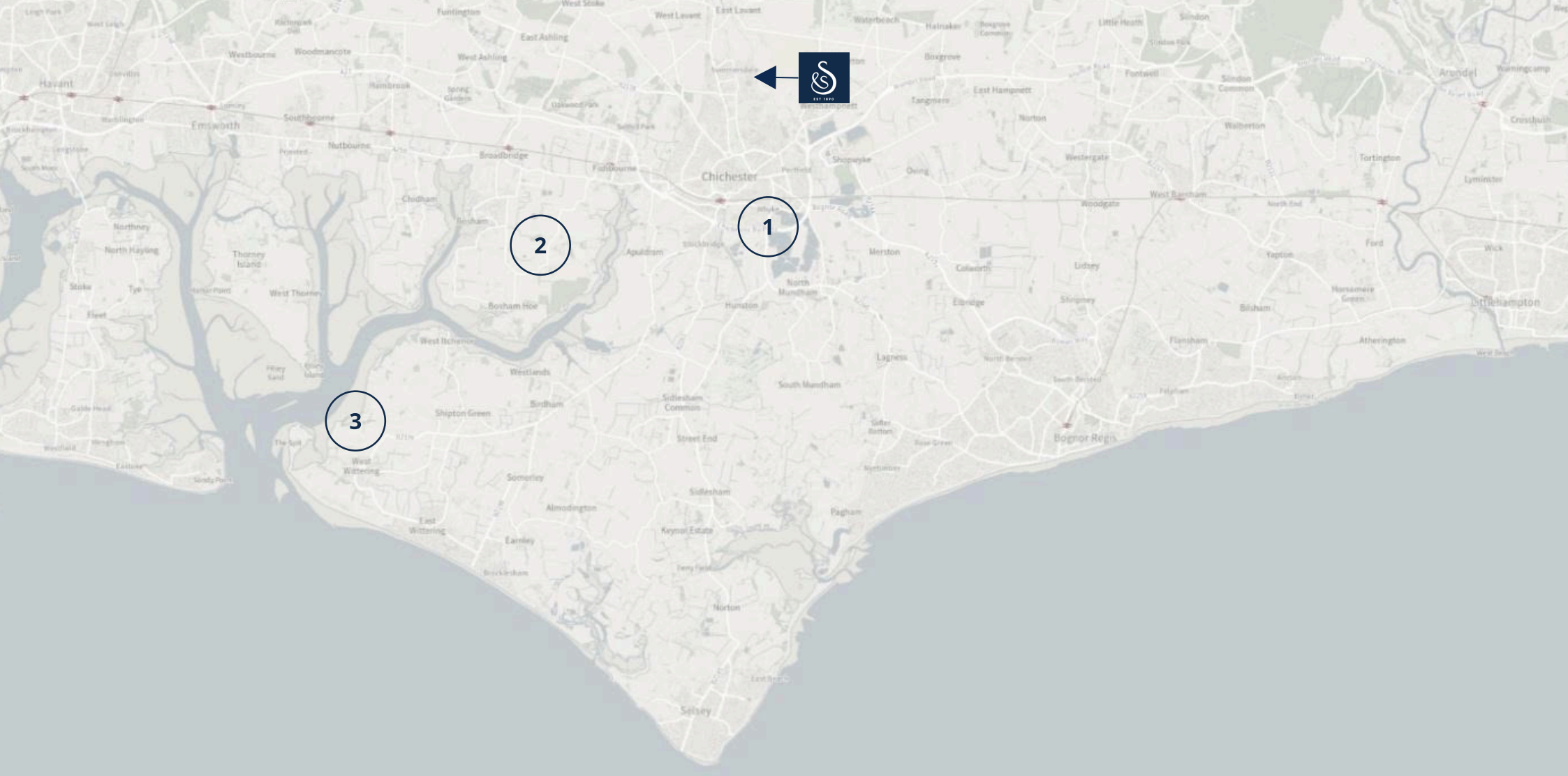
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LOCAL AREA

- 1 Chichester
- 2 Bosham
- 3 West Wittering

what3words: ///cracks.violin.after

- Services: All main
- Tenure: Freehold
- Local Authority: Chichester District Council
- Council Tax Band: Band F
- Energy Rating: Band D



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Important Notice:

Stride & Son would like to highlight the following:

These particulars, including text, photographs, and any plans, are intended as a general guide for prospective purchasers and should not be considered as factual statements. They do not form part of any contract.

Any descriptions provided reflect a subjective opinion and should not be taken as definitive facts.

No detailed survey has been conducted, and no services, appliances, or specific fittings have been tested.

All measurements and distances are approximate.

We strongly recommend that prospective purchasers verify any crucial information with the agent, especially if travelling a significant distance for a viewing.

Any reference to planning permission or development potential is given in good faith; buyers should make their own enquiries with the relevant authorities.

Fixtures and fittings not explicitly mentioned in the sales details are excluded from the sale, though some items may be available by separate negotiation.