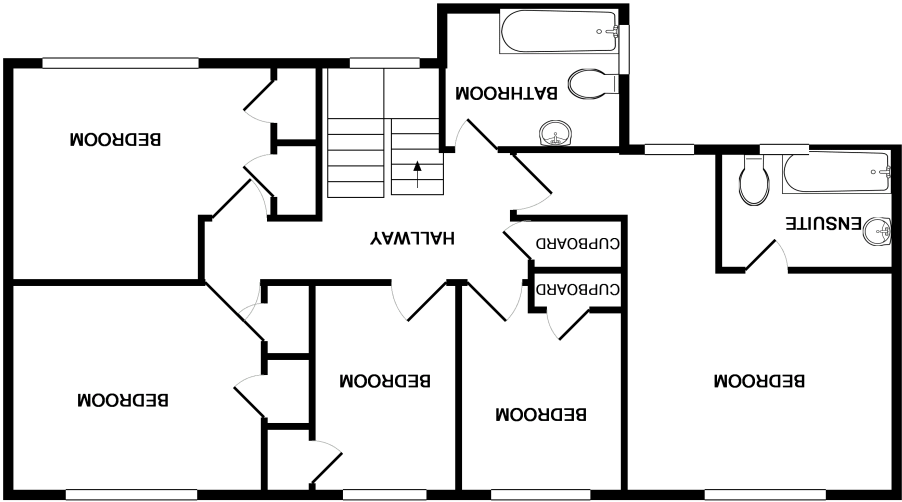
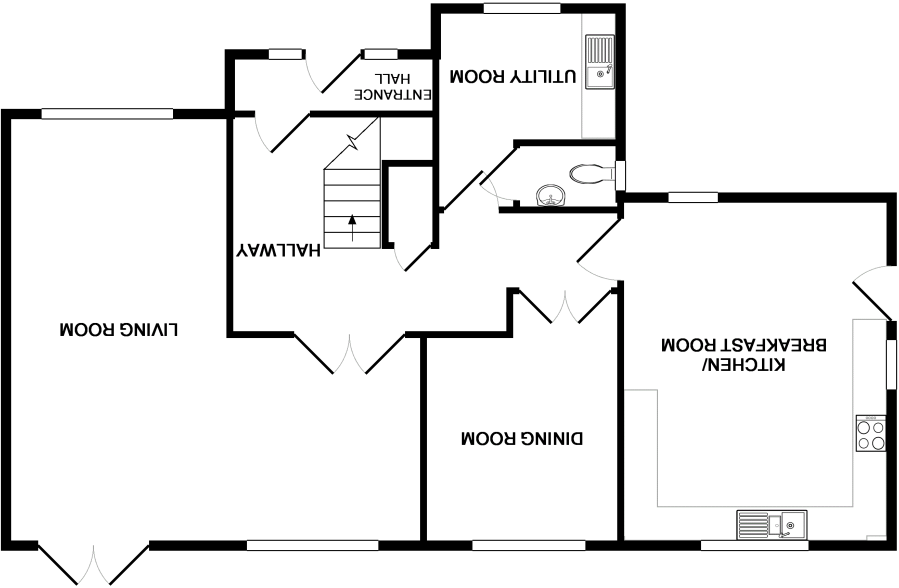


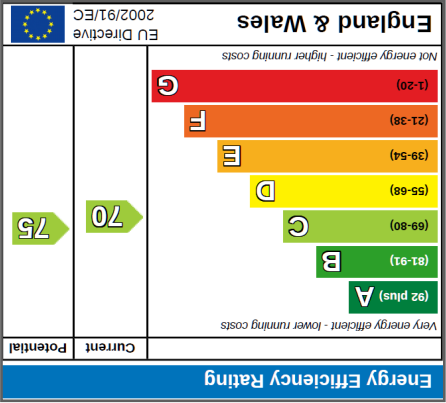
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1ST FLOOR



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 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.  
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Please Note: Neither the heating system nor the services have been checked by the Agents.

**DIRECTIONS:** From East Street join the one-way system and take the first left into New Park Road. At the roundabout take the second exit and then turn immediately left into College Lane. Follow the road past the University and after approximately half a mile turn right into Fordwater Lane. Take the first right hand turning into Ferndale Road and follow the road to the T junction and then turn left into Maplehurst Road. Take the first right hand turn and then park on the left where you will see Number 15 on the double garage. Follow the footpath to the side and Number 15 is the first house on the left.

# STRIDE & SON

Southdown House, St. John’s Street, Chichester, PO19 1XQ  
Tel: 01243 782626 Fax: 01243 786713  
www.strideandson.co.uk properties@strideandson.co.uk



Maplehurst Road, Chichester



**15 Maplehurst Road, Chichester, West Sussex, PO19 6QL.**

An extended **5 bedroom family house** offering bright, spacious accommodation located in a quiet popular residential area to the North of the City centre. The house has brick elevations with upper tile hanging, UPVC double glazing throughout, gas fired central heating and 2 reception rooms, well fitted kitchen/breakfast room, separate utility room and cloakroom, master bedroom with ensuite bathroom and four further bedrooms and a family bathroom. There is a garden to the rear and side with steps leading to a double garage and extra off-road parking.

Chichester centre is approximately one and a half miles distant and there is a regular bus service into the City. The comprehensive shopping precinct, main line railway station with services to London (Victoria), renowned Festival Theatre and Priory Park are all within easy reach. Goodwood lies a mile to the North offering a variety of leisure pursuits including golf, horse racing, Revival and Festival of Speed race meetings and the flying school.

The house is offered with no ongoing chain and the accommodation in more detail comprises:

Paved pathway to UPVC front door leading to:

**ENTRANCE LOBBY:** Useful area with shelving and coats hanging space. Inner upvc door leads to:

**ENTRANCE HALL:** Radiator. Door to good sized under stairs cupboard with fuse boxes. Hanging area. Stairs to first floor. Part glazed double doors to:

**LIVING ROOM:** 20’8 x 20’. Double aspect. Double doors to rear garden. Gas fired fitted coal effect fire with marble effect hearth and surround. Two radiators. T.V. aerial point. Honeywell central heating thermostat control.

**UTILITY ROOM:** 9’8 x 8’10. Stainless steel one and a half bowl sink unit with range of base cupboards. Wall mounted cupboards. Space and plumbing for washing machine. Radiator. Door to:

**CLOAKROOM:** Low level W.C. Wash hand basin.

Archway to inner hall with part glazed double doors to:

**DINING ROOM:** 12’2 x 9’5. Radiator. Overlooking rear garden.

**LARGE KITCHEN/BREAKFAST ROOM:** 16’8 x 13’. Triple aspect. Extensive range of fitted base cupboards, drawers and wall cupboards. One and a half bowl stainless steel sink unit with drainer and mixer tap over. Fitted Zanussi electric oven and extractor fan over. Integral Whirlpool dish washer. Space for fridge/freezer. Corner cupboard housing Profile Potterton gas fired boiler for domestic hot water and central heating. Radiator. Fully glazed UPVC door to rear garden.

Stairs with half landing and window to:

**1<sup>ST</sup> FLOOR LANDING:** Access to roof space. Door to airing cupboard with pre-lagged hot water cylinder and fitted immersion. Wooden slatted shelving. Radiator.

**MASTER BEDROOM:** 16’6 x 13’1. Rear aspect. Radiator. TV aerial and telephone points. Access to further loft area.

**BATHROOM EN-SUITE:** White suite comprising panelled bath with shower attachment. Pedestal wash hand basin. Low level W.C. Chromium plated heated towel rail. Tiled floor. Fully tiled walls.

**BEDROOM 2:** 12’9 x 10’6. Front aspect overlooking mature trees and farmland. Radiator. TV and telephone points. Two recessed wardrobe cupboards one shelved and one hanging.

**BEDROOM 3:** 12’3 x 10’2. Rear aspect. Radiator. TV aerial and telephone points. Two recessed wardrobe cupboards one hanging and one shelved.

**BEDROOM 4:** 10’2 x 7’. Rear aspect. TV aerial and telephone points. Recessed shelved cupboard. Radiator.

**BEDROOM 5:** 10’2 x 7’11. Rear aspect. Radiator. Telephone and TV aerial point. Recessed hanging cupboard.

**FAMILY BATHROOM:** White matching suite comprising panelled bath. Low level WC Pedestal wash hand basin. Shaver point. Chromium plated towel rail. Tiled floor. Fully tiled walls.

**SERVICES:** All main.

**EXTERIOR:** To the front is an open planned lawned area with mature palm. Paved pathway leading to path which in turn leads to the road. A side gate gives access to the rear with dustbin storage area, flower bed and stone wall to the side with raised area which has been laid with woodchip for ease of maintenance. Fenced boundaries. Paved area and rear lawned garden with shrubs and small trees. Outside water tap. Seating area. Steps lead to **double garage** with automatic up and over metal door. Power, light and window to the rear. Range of base and wall cupboards and worksurface. Outside lighting. Additional **off-road parking for 2/3 cars** at the front of the garage.

**PRICE GUIDE £630,000 FREEHOLD**

