



30 Maplehurst Road, Chichester, PO19 6RP

Guide price £450,000



## 30 Maplehurst Road, Chichester

An ideal project in a prime location with the benefit of a new roof.

- Well-proportioned family house
- Potential to update and remodel
- Brand new roof in March 2025
- Three reception rooms
- Four bedrooms
- Bathroom and shower
- Private garden
- Double garage
- No onward chain

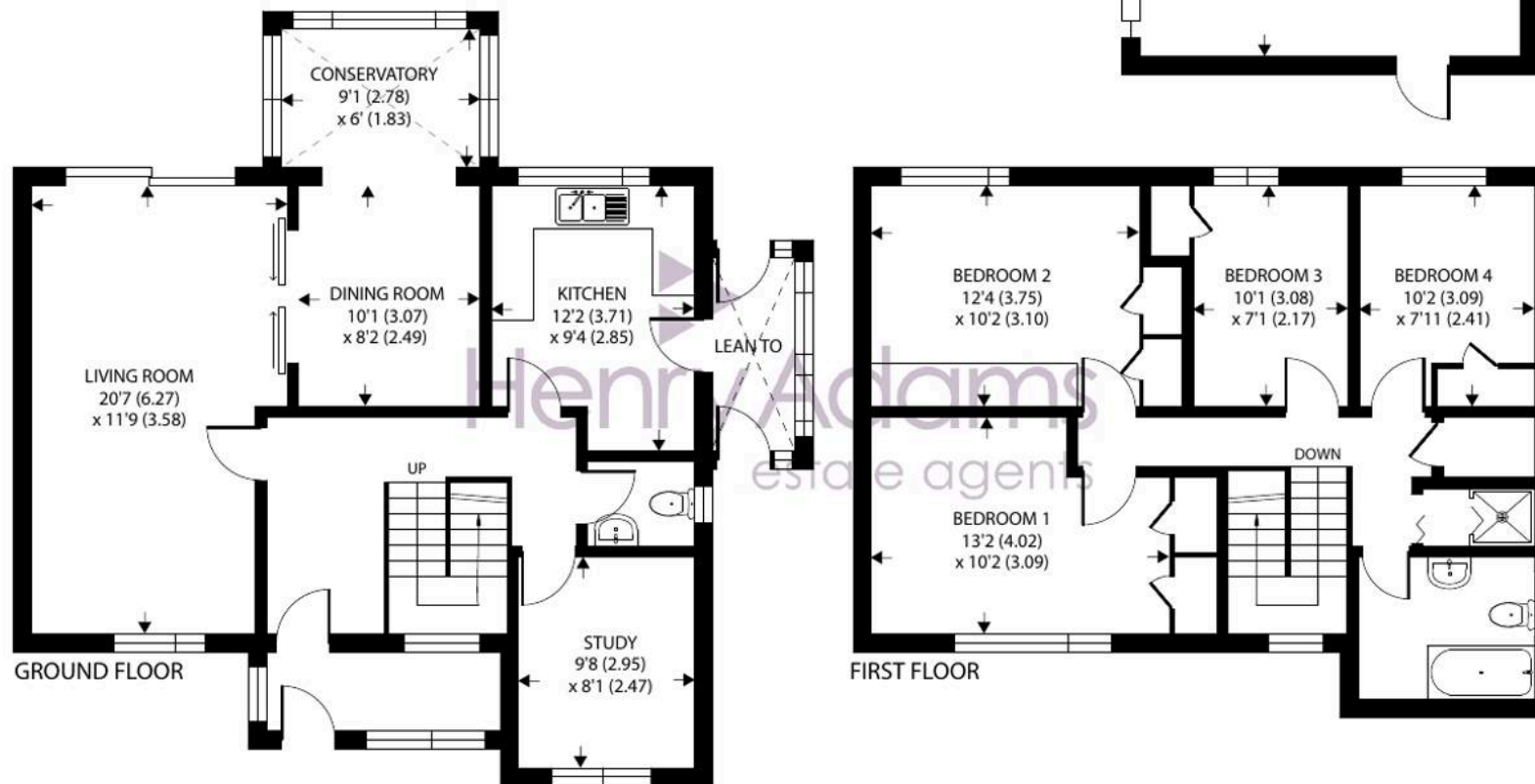
A traditional four-bedroom detached family house located in a highly sought-after residential area on the north side of the city. The property, primarily in its original order, presents a great opportunity for modernisation and potentially remodelling. An added benefit is that the house underwent a complete reroofing process in March of 2025.

The accommodation comprises an enclosed porch, entrance hall and cloakroom. The dual aspect sitting room features patio doors leading to the rear garden and sliding double doors to dining room, which extends into a conservatory area. Additionally, the property includes a study, kitchen and side lean-to. There are four bedrooms, a bathroom, and a shower off the landing.

The front garden is open plan, while the rear garden is walled and fenced and includes a side door leading to a double garage at the far end. This property is being offered with no onward chain.







Approximate Area = 1442 sq ft / 133.9 sq m (exclude lean to)

Garage = 279 sq ft / 25.9 sq m

Total = 1721 sq ft / 159.8 sq m

For identification only - Not to scale



**Location** - Set in a popular Summersdale area, the property is near to a local convenience store, doctors surgery & pharmacy and a footpath leading up Goodwood and East Lavant. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. There are a number of schools in the area. Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival. There are superb sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

**Directions** - Proceed north along Summersdale Road and take the right fork into Fordwater Lane. Take the first right into Ferndale Road and at the end turn right into Maplehurst Road. The property is a short distance along on the right.  
what3words - sushi.leave.rugs

Chichester District Council - 25/26 Tax Band F £3,375.76 EPC-D

**Agents Note** - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](http://henryadams.co.uk)

