



41 Richard Road, Chichester, PO19 7DF

£1,695 Per month

Maslen Letting Agents is delighted to offer a spacious family home built in 2022 located within the Cathedral Park development in Chichester. The property comprises three double bedrooms, two En-Suites, family bathroom, living/dining room, kitchen with all built in appliances, off road parking and a rear garden. Deposit £1900. EPC Rating B. Council Tax Band E. The property is unfurnished and available now.

Entrance Hallway

Double glazed front aspect door. Stairs leading to the first floor.
Doors leading to:

Kitchen/Breakfast Room

15'4" x 8'10" (4.69m x 2.70m)

Matching wall and base units incorporating the stainless steel one and half bowl sink with drainer and mixer tap. The electric oven with the four ring gas hob and extractor hood above. Integrated fridge/freezer, washing machine and dishwasher. Wall mounted gas central heating boiler. Double glazed front aspect window.

Downstairs WC

Low level WC. Wash hand basin, Radiator.

Living/Dining Room

16'8" x 13'10" (5.10m x 4.22m)

Double glazed rear aspect patio doors leading to the rear garden.
Storage cupboard. Radiator.

First Floor Landing

Airing cupboard housing the hot water cylinder. Stairs leading to the 2nd floor. Doors leading to:

Bedroom Two

13'10" x 10'7" (4.22m x 3.23m)

Double glazed rear aspect window. Radiator. Door leading to:

En-Suite Shower Room

Corner shower cubicle. Low level WC. Pedestal wash hand basin.
Chrome ladder style radiator.

Family Bathroom

Panelled bath with mixer tap. Pedestal wash hand basin. Low level WC. Radiator.

Bedroom Three

13'10" x 11'6" (4.22m x 3.52m)

Two double glazed front aspect windows. Radiator.

Second Floor Landing

Door leading to:

Bedroom One

13'4" x 10'4" (4.07m x 3.17m)

Double glazed Velux window. Door leading to the walk-in wardrobe.
Radiator. Door leading to:

En-Suite Shower Room

Double glazed front aspect Velux window. Shower cubicle.
Pedestal wash hand basin. Low level WC.

Front

Off road parking for one vehicle. Bin store area. Flowerbed borders with a path leading to the main entrance.

Rear Garden

Mainly lawn area with a patio. Flowerbed borders and a plastic storage box.



IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

COVERING THE CITY

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