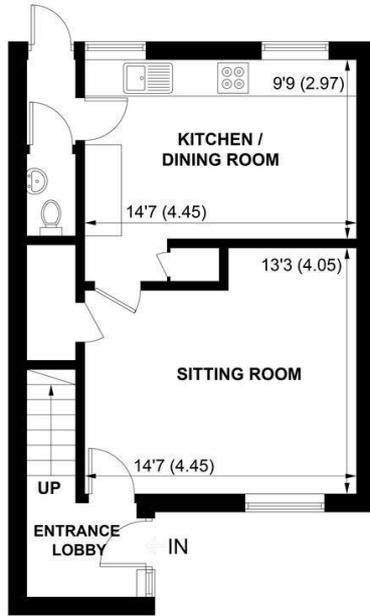


SW

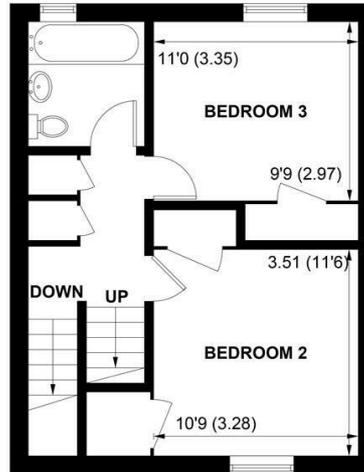
Sims Williams



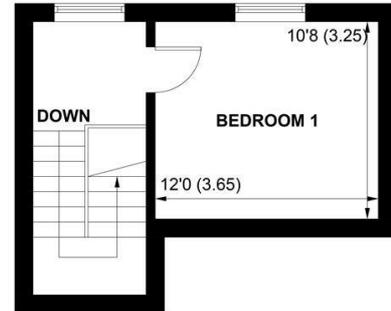
78 MAPLEHURST ROAD, CHICHESTER, WEST SUSSEX, PO19 6XL



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1089 SQ FT / 101.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

£300,000 Freehold

78, MAPLEHURST ROAD,
CHICHESTER,
WEST SUSSEX, PO19 6XL

- Mid-Terrace House
- Well-Appointed Accommodation
- Good-Sized Sitting Room
- Kitchen/Dining Room
- Downstairs Cloakroom
- 3 Double Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Close To Amenities

EPC RATING

Current = D

Potential = B

COUNCIL TAX BAND

Band = C

A deceptively spacious mid-terrace house situated in an ever-popular Chichester location, within easy distance to the city centre and its wide range of amenities including schools, shops and excellent travel links.

The property is arranged over 3 floors and accommodation comprises entrance hall with stairs to first floor and door to the spacious sitting room.

The kitchen/dining room is fitted with a range of units, with space for freestanding cooker and further appliances.

A door leads to the outer lobby, downstairs cloakroom and access to the rear garden.

To the first floor there are 2 bedrooms and the part-tiled family bathroom with white suite consisting of bath with shower over, wash basin and WC. A further staircase leads to bedroom 1, another good-sized room.

Outside the front is low maintenance and open-plan with a path leading to the front door.

The split-level rear garden is mainly to lawn, with border planting, a timber shed providing useful outside storage and a path leading to a rear access gate, which opens onto the communal parking area with spaces available on a first-come first-served basis.

Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Directions...

From the Northgate roundabout, head north on the Broyle Road and after about half a mile turn right onto The Broadway. At the junction with Summersdale Road cross over into Winterbourne Road. Follow the road along to the end, where it becomes Maplehurst Road. The property can be found on the left hand side.

