



165 Maplehurst Road, Chichester PO19 6XR

£325,000 Freehold



3 Bedrooms



2 Bathrooms



2 Reception Rooms

*Sw*

Sims Williams

## Key Features

- 3 Bedroom Home
- Popular Residential Location
- Close To Chichester City Centre
- Spacious Sitting Room
- Kitchen/Breakfast Room
- Conservatory
- Ground Floor Cloakroom
- Family Bathroom
- Low-Maintenance Rear Garden

## EPC Rating

Current = C

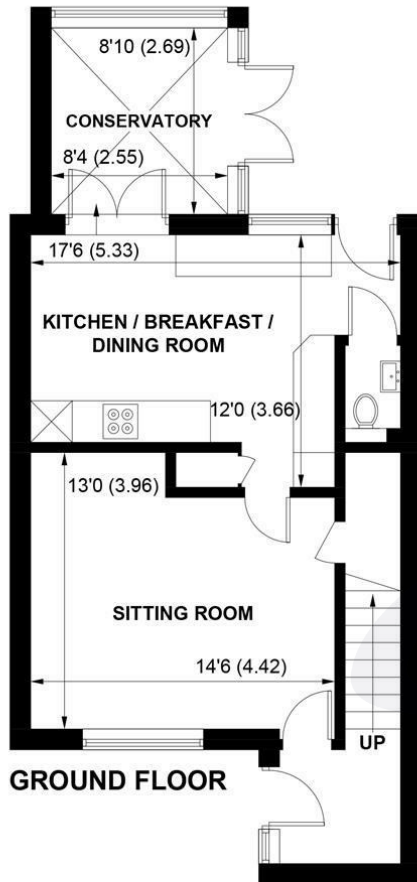
Potential = C

## Council Tax Band

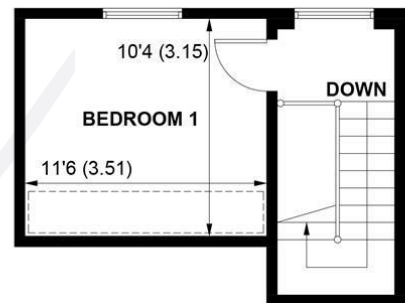
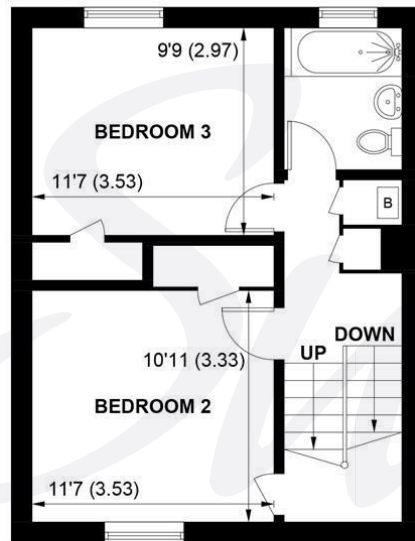
Band = C

## Tenure - Freehold





 = REDUCED HEADROOM BELOW 1.5m / 5'0



**APPROXIMATE GROSS INTERNAL AREA = 1145 SQ FT / 106.4 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©**

**Produced for Sims Williams**



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#### CHICHESTER

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8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

[chichester@simswilliams.co.uk](mailto:chichester@simswilliams.co.uk)

#### WALBERTON

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5 Maple Parade

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Lettings 01243 836055

[walberton@simswilliams.co.uk](mailto:walberton@simswilliams.co.uk)

#### ARUNDEL

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#### BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 787868. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.