



51 Maplehurst Road, Chichester - PO19 6QL

Guide Price £610,000 - FREEHOLD



STRIDE & SON

# 51 Maplehurst Road

Chichester

Substantial detached Chichester home offering generous space, four bedrooms, large conservatory, double garage and mature garden, requiring updating and personalisation.

- Substantial detached family home in Chichester
- Approx. 2,158 sq ft including double garage
- Four bedrooms, including principal en-suite
- Generous sitting room overlooking the garden
- Separate dining room and fitted kitchen
- Large conservatory spanning the rear of the house
- Utility room and ground floor cloakroom
- Family bathroom plus further first floor shower room
- Mature rear garden with patio and established planting
- Double garage and driveway parking





## Accommodation

This substantial detached family home offers spacious and well-balanced accommodation arranged over two floors, extending to approximately 2,158 sq ft including the double garage.

The ground floor is arranged around a welcoming entrance hall, with access to a cloakroom, utility room and internal door to the double garage.

The sitting room is a particularly generous space, with a feature fireplace and sliding doors opening through to the conservatory.

Spanning the rear of the property, the conservatory creates an impressive additional reception space and enjoys views over the garden, with doors leading directly outside.

There is a separate dining room, also positioned to the rear, together with a fitted kitchen overlooking the conservatory and garden beyond.

The layout offers excellent flexibility and provides plenty of scope for modern family living, entertaining and future personalisation.





On the first floor, the principal bedroom benefits from fitted wardrobes and an en-suite shower room.

There are three further bedrooms, one of which would also make an ideal study or home office, together with a family bathroom and an additional shower room, providing practical facilities for a busy household.

Outside, the property occupies a pleasant corner position with driveway parking to the front and access to the double garage.

To the rear, the mature garden is a lovely feature, with patio areas, established planting, shrubs and trees creating a private and established setting.

While the property may benefit from updating in areas, it offers excellent proportions, a practical layout and plenty of scope for a buyer to enhance and personalise over time.



Maplehurst Road is situated in a popular residential area of Chichester, offering convenient access to the city centre, local schools, shops and day-to-day amenities.

Chichester itself provides an excellent range of high street shopping, restaurants, cafés, leisure facilities and cultural attractions, including Pallant House Gallery and Chichester Festival Theatre.

The area is also well placed for Chichester Hospital, the University, Goodwood and the A27, providing links along the south coast and beyond. The South Downs National Park, Chichester Harbour and the beaches of the Witterings are all within easy reach, making this a great location for those wanting both city convenience and access to the countryside and coast.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D







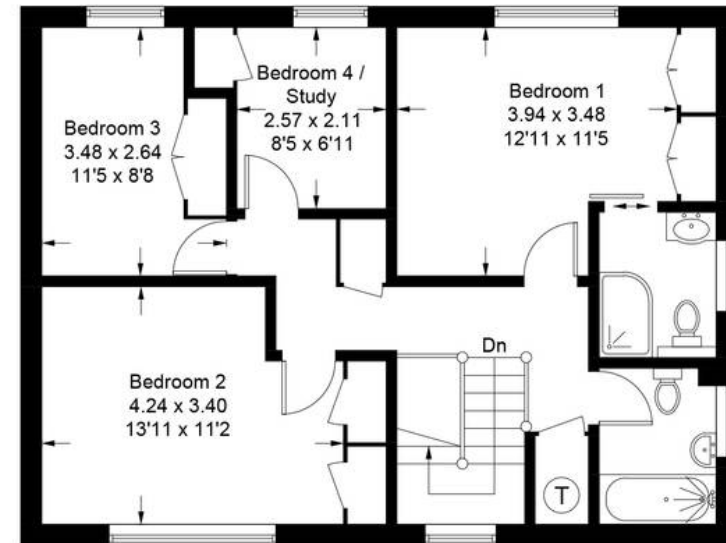
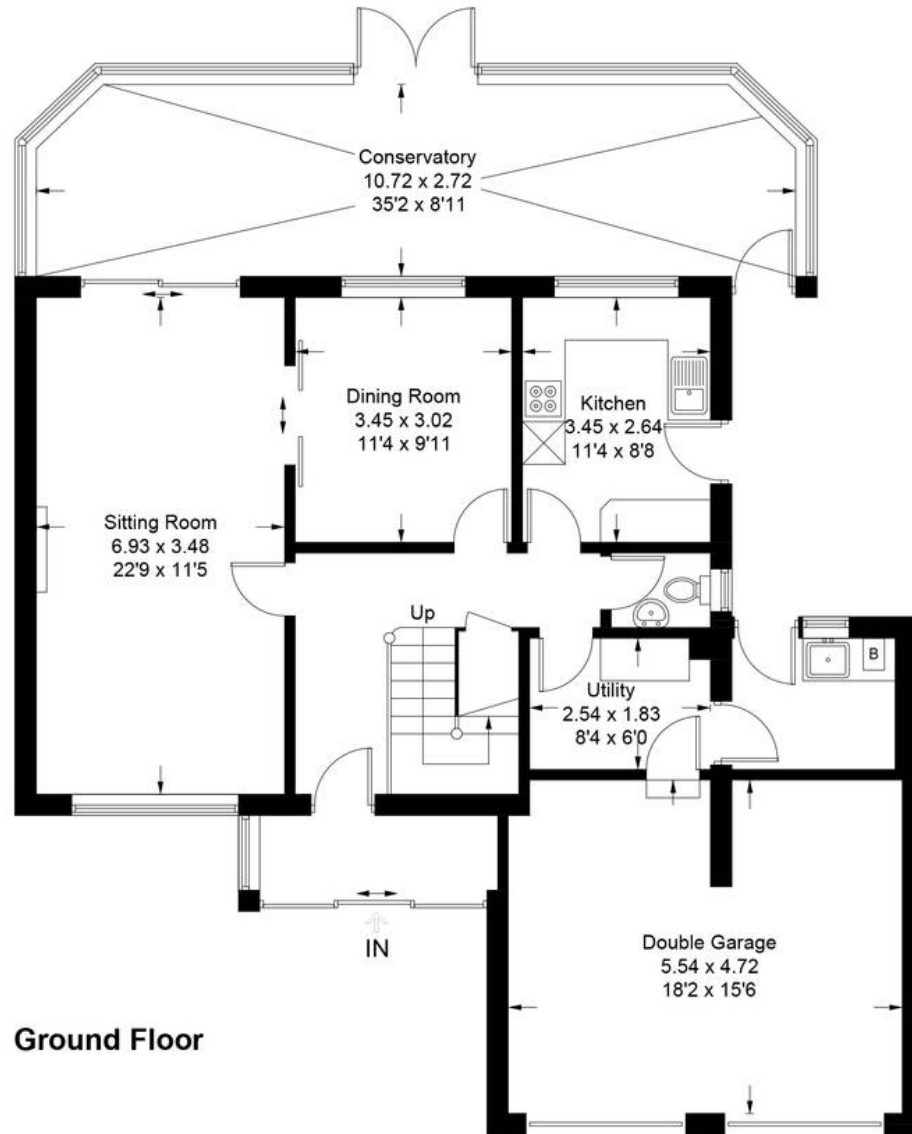
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Approximate Gross Internal Area = 200.5 sq m / 2158 sq ft  
(Including Double Garage)



Produced for Stride & Son Estate Agent.



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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