



25 Limestone Road, Chichester, PO20 2NL

£365,000 Freehold



3 Bedrooms



2 Bathroom



1 Reception Rooms

*SW*

Sims Williams

## Key Features

- Former Show Home
- Popular Indigo Park
- East Of Chichester
- Three Bedroom House
- Principal Bedroom Ensuite
- Stylish Kitchen/Dining Room
- Cloakroom
- Indian Sandstone Garden
- Two Private Parking Spaces

## EPC Rating

Current = A

Potential = A

## Council Tax Band

Band = D

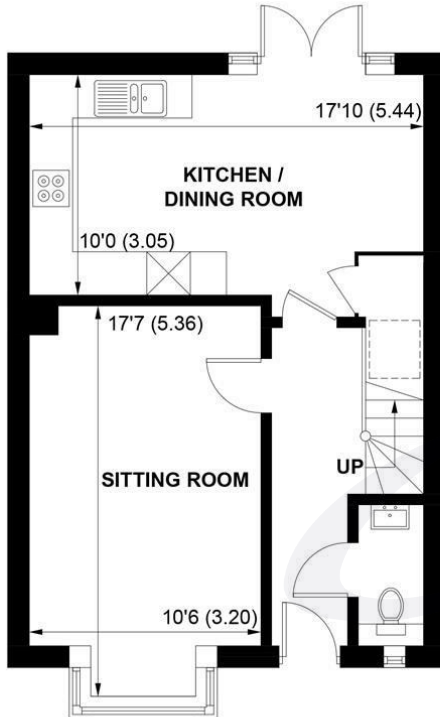
## Tenure - Freehold

Estate Charges: £311.00 pa

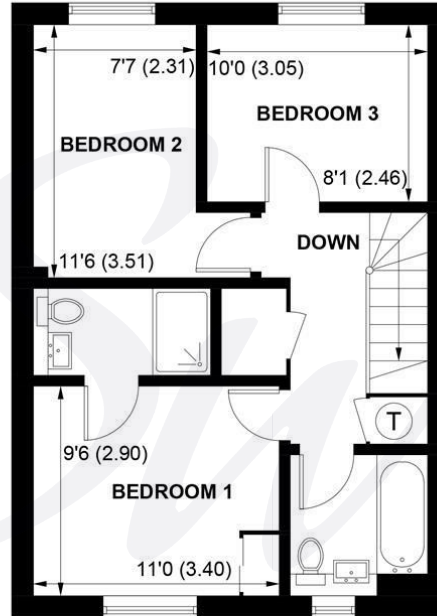




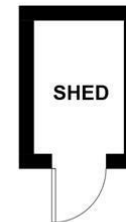
= REDUCED HEADROOM BELOW 1.5M / 5'0



**GROUND FLOOR**



**FIRST FLOOR**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 942 SQ FT / 87.5 SQ M

SHED = 25 SQ FT / 2.3 SQ M

TOTAL = 967 SQ FT / 89.8 SQ M

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

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#### CHICHESTER

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8-9 Southgate

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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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8a High Street

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Lettings 01903 881133

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

#### BOGNOR REGIS

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46 High Street

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Lettings 01243 836055

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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.