



25 Little London | Chichester | PO19 1PB

Guide Price £450,000

Freehold



**hancock**

Lettings & Estate Agents

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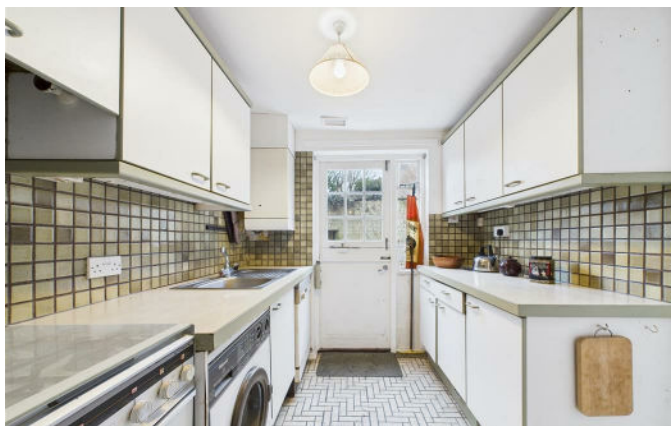
- No Onward Chain
- Central Positioning
- Three Bedrooms
- End Of Terrace
- Close Proximity Of Shops
- Freehold
- Private Courtyard
- Virtual Tour
- Grade 2 Listed
- Council Band E

Situated in the heart of historic Chichester, this charming period home is arranged over three floors and offers well-proportioned accommodation complemented by a private courtyard.

The ground floor comprises a welcoming living room with a large window to the front, allowing for plenty of natural light. To the rear is a dining room featuring a bay window overlooking the courtyard, creating an ideal space for entertaining. The kitchen is conveniently positioned off the dining room and provides practical workspace and storage.

On the first floor, the principal bedroom benefits from built-in storage, while the second bedroom offers space for a single bed and further built-in storage. A family bathroom completes this level.

The top floor provides an additional bedroom with restricted head height, offering ample storage, a separate W/C, and access to the loft.



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Externally, the property enjoys the rare advantage of a private courtyard, providing a peaceful outdoor space in this central location. Ideally positioned close to Chichester's shops, restaurants, and amenities, this property combines character with practicality.

Little London is close to Priory Park and a characterful street located within the historic city walls of Chichester. The property is ideally positioned for easy access to the city's wide range of shops, cafés, restaurants and cultural attractions, including the renowned Festival Theatre and Cathedral. Chichester mainline railway station is within comfortable walking distance, offering direct services to London, while the South Downs National Park and the popular beaches of West Wittering are just a short drive away, making this an excellent location for both city living and outdoor pursuits.

Additional Information :

Tenure : Freehold

Council Tax Band : E

EPC : E

Broadband : Up To 75mbps

Mobile : Good - Vodafone & EE, Limited - Three & O2

Agents Note: Upon acceptance of an offer, Hancock and Partners will complete an online identity check via Lifetimelegal. The cost of this check is £58 including VAT per purchase. This charge verifies your identity in accordance with HMRC requirements, and documentation confirming your identity and address will be required.



Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

768 ft<sup>2</sup>

71.4 m<sup>2</sup>

**Reduced headroom**

31 ft<sup>2</sup>

2.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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