



Ground Floor

First Floor

Total Area: 633 ft² ... 58.8 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2024

45 Wick Street, Littlehampton
West Sussex BN17 7JN
£200,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this end of terrace cottage.

The accommodation comprises; an open plan lounge/dining room with under stair cupboard, a modern fitted kitchen with a rear lobby area with a door leading to the rear garden. On the first floor there is a landing, two bedrooms and a bathroom/w.c.

The property does require some cosmetic updating, yet does benefit from double glazing, a recently fitted front door and gas fired central heating.

Outside to the rear there is a large garden which is mainly laid to lawn along with a patio area and shed.

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At an Average rating of **4.9/5** ★★★★★

Glyn-Jones

Littlehampton Office
 01903 739000
 littlehampton@glyn-jones.com

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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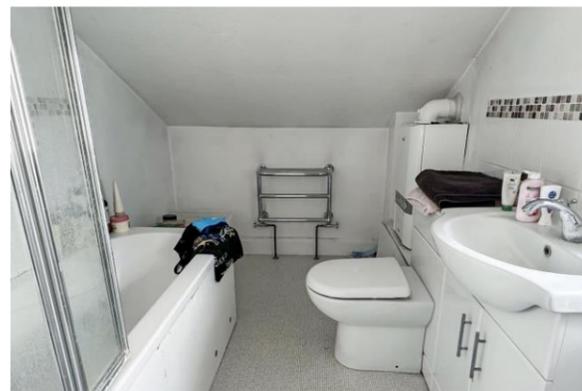
45 Wick Street, Littlehampton, West Sussex BN17 7JN

£200,000 - Freehold



The property is situated with a convenient position where the local primary school is within a few hundred metres. Wick's shopping parade, Morrison's and transport links are within a few hundred metres. The local shopping parade offers a Post Office, takeaways and convenience store.

The position is in close proximity to the A259 allowing easy access to Worthing and Brighton to East and Chichester and Portsmouth to the West.



Property Information

Council Tax Band - C
Energy Efficiency Rating - TBC
Tenure – Freehold

We recommend you have this verified by your legal representative at your earliest convenience.



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