



8 Pethick Road

Wick, Littlehampton, BN17 7TJ

Asking price £375,000

Freehold Council Tax Band E

James and James Estate Agents are delighted to bring to the market this superbly presented, deceptively spacious and versatile family home located in the popular Hampton Park development.

In brief, the accommodation comprises composite front door to entrance hall with under-stairs storage cupboard, ground floor reception room/bedroom, kitchen/diner with doors onto the rear garden, to the first floor there is a lounge/diner with Juliette balcony, master bedroom with en suite shower room, on the second floor there are a further three bedrooms with an en suite and a family bathroom.

Outside the rear garden has been landscaped for ease of maintenance and is laid predominantly to lawn whilst the front of the garden is arranged for off road parking for three vehicles. The property is offered for sale with the benefit of no onward chain and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this family home.

GOOD TRANSPORT CLOSE-BY
Littlehampton is really well connected. The railway station offers direct trains to Portsmouth, Southsea, London Victoria, London Bridge, Brighton, Bognor Regis and Southampton. The main road link through Littlehampton is the A259 and the A27 is nearby, taking you to Worthing, 10.4 miles to the east and Chichester, 13.5 miles to the west. There are also good local bus services throughout the town and in the surrounding areas. For business or leisure travel further afield, Gatwick Airport is just an hour away by car.

Ground Floor Bedroom/Reception Room
13'9 x 8'9 (4.19m x 2.67m)





Luxury Fully Fitted Kitchen/Diner
15'9 x 14 (4.80m x 4.27m)

Ground Floor Cloakroom

First Floor Landing

Lounge With Juliette Balcony
16' x 13'9 (4.88m x 4.19m)

Bedroom One
14' x 9'8 (4.27m x 2.95m)

Luxury Fitted En Suite Shower
Room With Jack And G

Second Floor Landing

Bedroom Two
11'2 x 9'2 (3.40m x 2.79m)

En Suite Shower Room

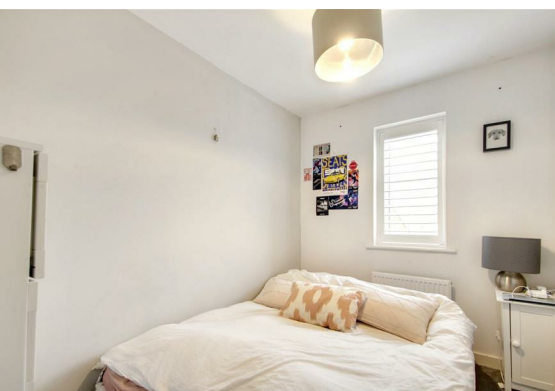
Bedroom Three
11'6 x 9'1 (3.51m x 2.77m)

Bedroom Four
6'7 x 9'6 (2.01m x 2.90m)

Luxury Fitted Family Bathroom

Landscaped Rear Garden

Off Road Parking



Floor Plan



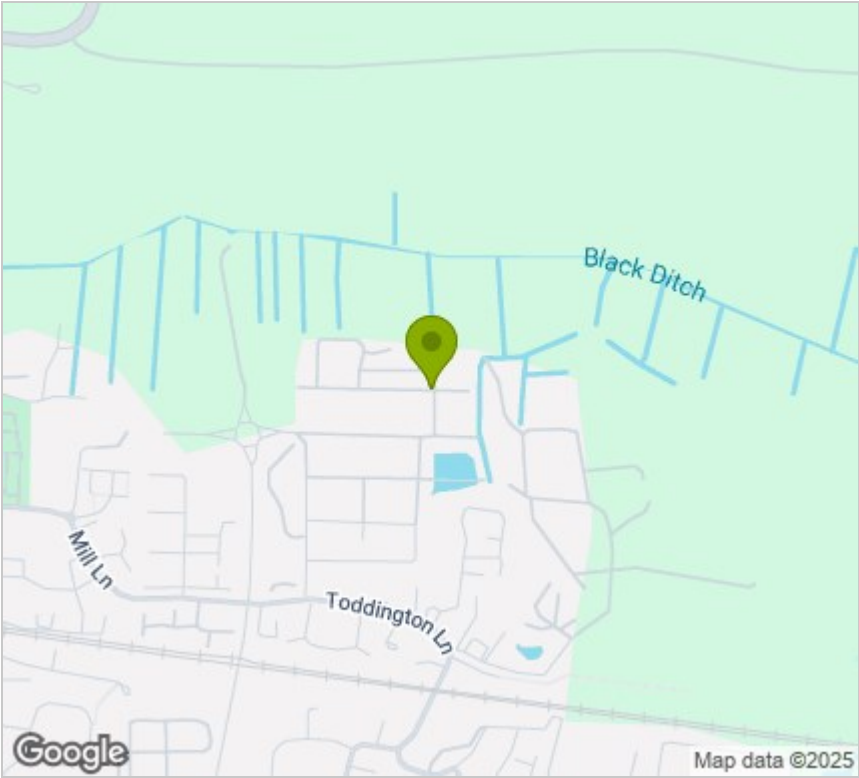
Viewing

Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Area Map



Energy Efficiency Graph

