



## 1 Linnet Close, Wick – BN17 7GW

**£369,999 Freehold**

Attractive three-bedroom detached family home with a modern finish • Well-planned ground floor layout ideal for practical family living • Separate lounge offering a comfortable and private space to relax • Impressive rear kitchen diner forming the heart of the home • Recently refitted kitchen with contemporary handleless units • Integrated double AEG ovens and gas hob with space for family dining • French doors and an additional rear door opening onto the garden • Conveniently located for Rustington Village, Littlehampton, the riverfront, beach and major retailers



This attractive three-bedroom detached family home delivers the space, layout and modern touches that today's buyers are looking for. The ground floor is thoughtfully arranged, offering a separate lounge that provides a comfortable and private retreat, ideal for relaxing at the end of the day. To the rear, the impressive kitchen diner forms the heart of the home, perfectly suited to both everyday family living and entertaining.

The kitchen has been recently refitted with stylish, contemporary handleless units and features integrated double AEG ovens alongside a gas hob. There is generous space for a family dining table, creating a sociable and functional environment. French doors open directly from the dining area onto the rear garden, flooding the space with natural light, while an additional single door provides further convenient access outside. A modern ground floor WC with wash basin completes the accommodation on this level.

Perfectly positioned, the home is within easy reach of Rustington Village, Littlehampton High Street, the riverfront and the beach. A wide choice of larger retailers and supermarkets, including Next, Dunelm, Sainsbury's, Waitrose, Morrisons and Aldi, are also conveniently nearby.

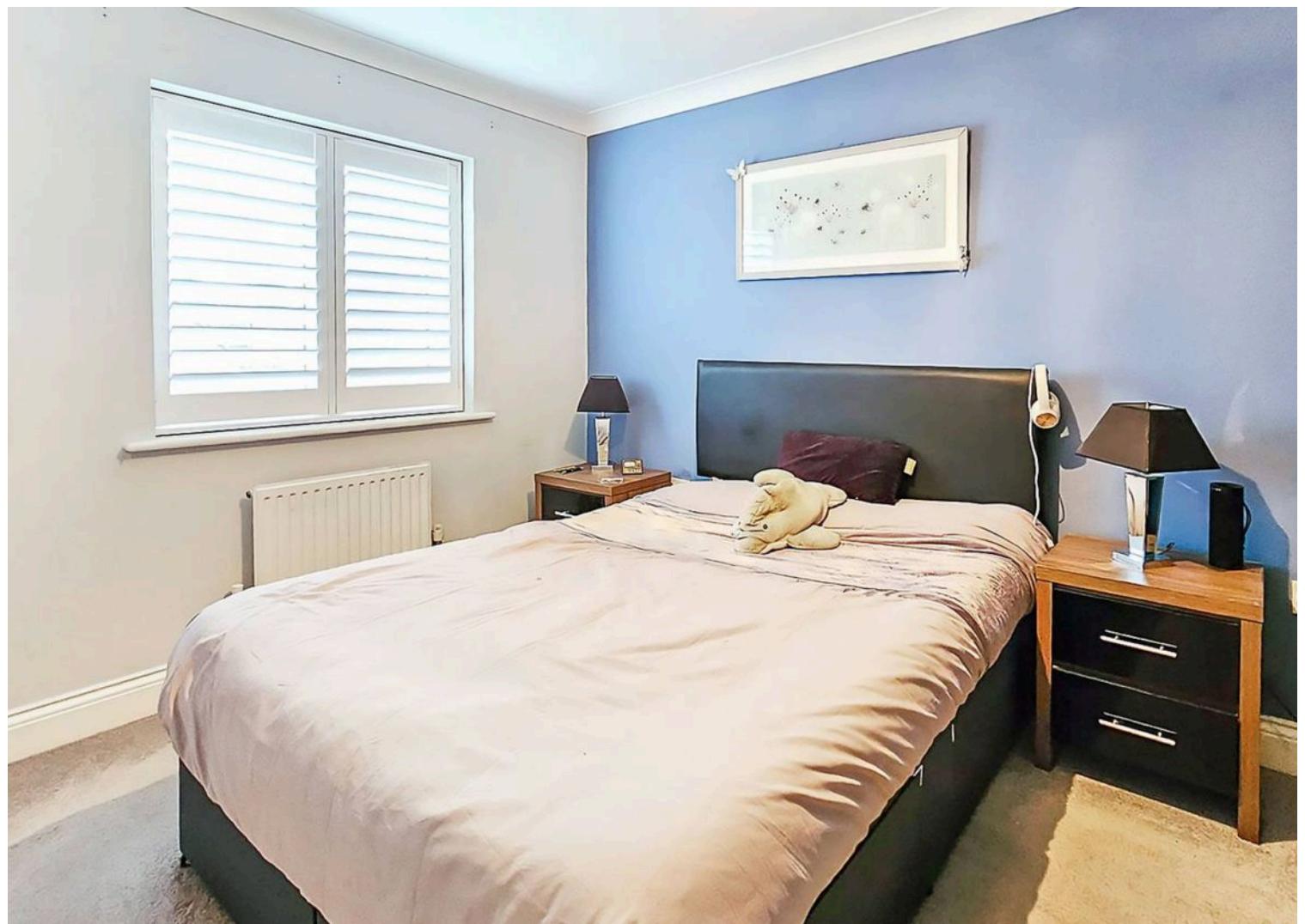
Council Tax band: D

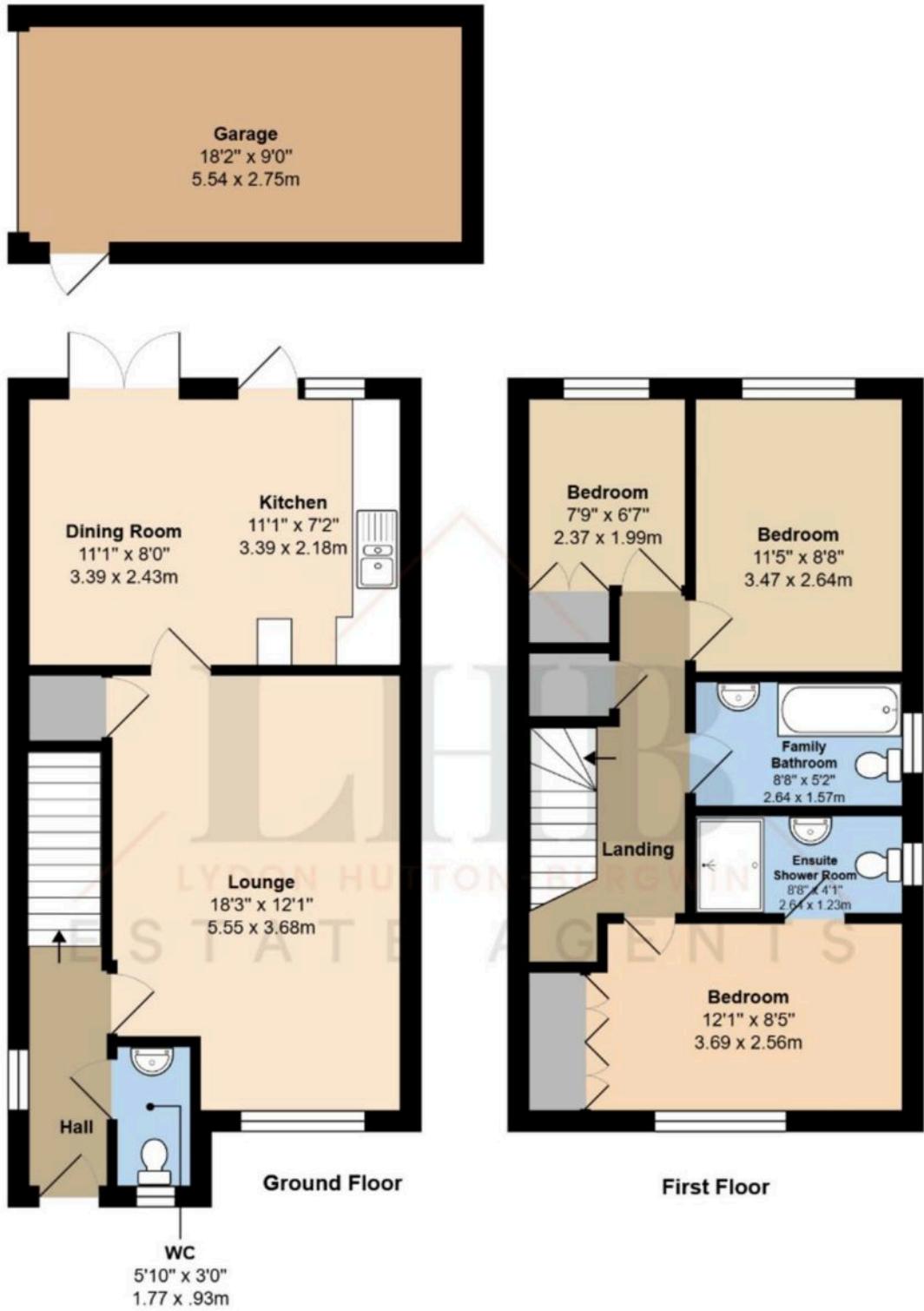
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







**Total Area: 1116 ft<sup>2</sup> ... 103.6 m<sup>2</sup> (Includes Garage)**

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.  
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