



Book a Viewing

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| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | 93 |
| (81-91) | B | | |
| (69-80) | C | 78 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| EU Directive 2002/91/EC | | | |

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IMPORTANT NOTICE
 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Clarkes

Estate Agents & Lettings Agents

Offers In Excess Of

£275,000

Freehold

6 Olliver Acre, Wick, Littlehampton, BN17 6FD



Service you deserve. People you trust.

01243 861344



- Two Bedroom Modern House
- Immaculately Presented
- Double Glazed Conservatory
- Modern Fitted Kitchen
- Downstairs Cloakroom
- Allocated Parking Space



Accommodation

Downstairs Cloakroom

Kitchen - 2.97m x 1.68m (9'8" x 5'6")

Lounge - 4.83m x 3.68m (15'10" x 12'0")

Conservatory - 3.05m x 2.57m (10'0" x 8'5")

Bedroom 1 - 3.68m x 2.73m (12'0" x 8'11")

Bedroom 2 - 2.95m x 2.92m (9'8" x 9'6")

Bathroom

Council Tax Band: C

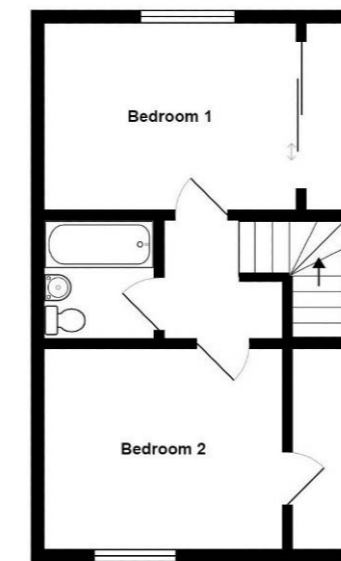
What the agent says... “,”

A superb opportunity to purchase a well presented two-bedroom mid-terraced house in Littlehampton.

The accommodation comprises a modern fitted kitchen with new appliances including dishwasher and washing machine, lounge leading on to a conservatory which accesses the rear garden, downstairs cloakroom, two double bedrooms, modern bathroom with upgraded shower over the bath and allocated parking/visitor parking.

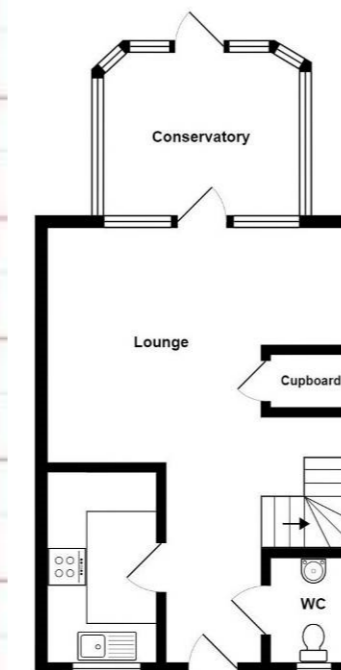
Other features include full double glazing and gas fired central heating with Hive heating and Fibre broadband.

Littlehampton town with its wealth of amenities is close by, as are Stagecoach bus routes connecting the area to other towns and cities along the south coast including the historic Arundel.



Total Area: 33.8 m² ... 364 ft²

All measurements are approximate and for display purposes only



Total Area: 41.0 m² ... 441 ft²

All measurements are approximate and for display purposes only
Floorplans created by Clarkes Estates 01243 861344

