



## Book a Viewing

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(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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# Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£500,000

Freehold

11 Goldcrest Avenue, Wick, Littlehampton, BN17 7GQ



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01243 861344

### 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.





### What the agent says... “,,

A fantastic four-bedroom detached house with a stylish façade and bags of kerb appeal, which would make a fabulous family home. Located in Wick, Littlehampton, it is conveniently situated with shops nearby including Morrison's, and a petrol station. The property is also within close distance to Littlehampton town with local transport links including a railway station offering routes to London Victoria. Littlehampton offers a charming seafront, picturesque harbour, and vibrant town centre with plenty of cafes!

The accommodation comprises a welcoming entrance hall, downstairs cloakroom, upgraded and tiled by the current owners, dining room, spacious lounge with doors that open out to the aesthetic garden, kitchen, practical utility area, conservatory, double garage and solid oak flooring to the ground floor. To the first floor the landing leads to four sizeable bedrooms, the master benefitting from a modern ensuite with walk in shower, additional contemporary family bathroom, and storage cupboard.

Externally, the property also benefits from a spacious lawned garden perfect for family time, with storage shed, large driveway with ample parking for multiple cars, and a pretty frontage.

We believe this would make an excellent family home and highly recommend viewings to appreciate all it has to offer.

### Material Information:

Council Tax: Arun District Council Band E  
Property Type: Purpose Built  
Property Construction: Standard  
Electricity, Water, Drainage Supply: Mains  
Heating: Gas Fired Central Heating  
Parking: Double Garage & Driveway

On 03/09/2024 information from the Ofcom Website shows:

Broadband Standard	Availability	Max Down	Max Up
	✓	11 mbps	1.0
Superfast	✓	50 mbps	9.0
Ultrafast	X	X	X
Mobile	Indoor	Outdoor	
	Voice	Data	Voice
EE	Limited	Limited	Likely
Three	Limited	Limited	Likely
O2	Likely	Likely	Likely
Vodafone	Likely	Likely	Likely

**Anti Money Laundering** checks at £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- 4 Bedroom Detached House
- En-Suite to Main Bedroom
- Conservatory
- Dining Room
- Modern Kitchen & Utility
- Double Garage



### Accommodation

#### Ground Floor

Hallway: 17' 2" x 3' 2" (5.24m x 0.97m)  
WC: 6' 8" x 2' 7" (2.04m x 0.81m)  
Lounge: 18' 10" x 11' 3" (5.75m x 3.44m)  
Dining Room: 11' 3" x 8' 10" (3.45m x 2.71m)  
Kitchen: 11' 3" x 9' 6" (3.44m x 2.90m)  
Utility Room: 6' 10" x 5' 11" (2.09m x 1.82m)  
Conservatory: 16' 4" x 7' 0" (5.00m x 2.14m)

#### First Floor

Landing: 14' 6" x 6' 0" (4.44m x 1.84m)  
Bedroom 1: 12' 0" x 10' 7" (3.66m x 3.25m)  
Ensuite: 8' 6" x 3' 4" (2.60m x 1.03m)  
Bedroom 2: 11' 7" x 6' 9" (3.54m x 2.08m)  
Bedroom 3: 11' 6" x 8' 8" (3.51m x 2.65m)  
Bedroom 4: 11' 8" x 7' 4" (3.57m x 2.24m)  
Bathroom: 7' 4" x 6' 3" (2.26m x 1.92m)

Double Garage: 17' 10" x 16' 4" (5.44m x 5.00m)

