



11 Seaton Park, Wick, Littlehampton, BN17 7PF

£315,000

- Extended Three Bedroom Semi Detached House
- 16'3 x 13'3 Kitchen
- Close To Local Shops & Schools
- Viewing Highly Recommended
- 16'02 Garage With Personal Door To Garden
- Stunning Refitted 9'7 Ground Floor Shower Room
- West Facing Low Maintenance Rear Garden
- 32'6 Lounge/Diner
- 15'8 Master Bedroom With En-Suite Bathroom
- Spacious Ground Floor Accommodation

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Council Tax Band: C

Tenure: Freehold



LIVING ROOM

15'3" x 11'6"

DINING ROOM

15'6" x 7'10"

KITCHEN/BREAKFAST ROOM

16'3" x 13'3"

LOUNGE/DINER

32'6" x 11'6"

BEDROOM

15'8" x 8'7"

ENSUITE

9'7" x 5'4"

BEDROOM

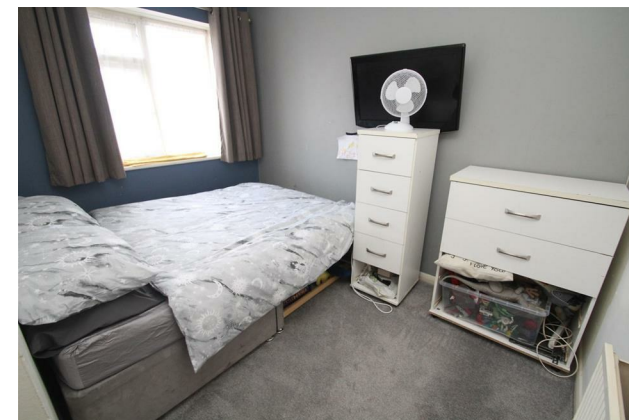
10'1" x 7'1"

BEDROOM

7'2" x 7'1"

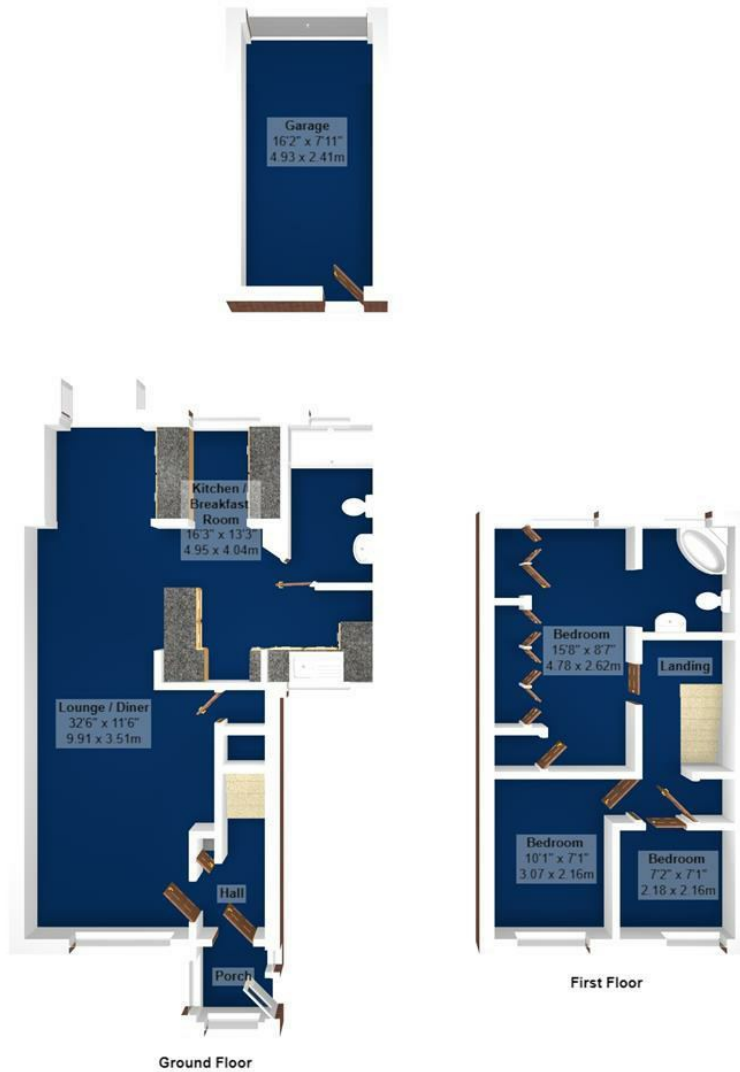
GARAGE

16'2" x 7'11"



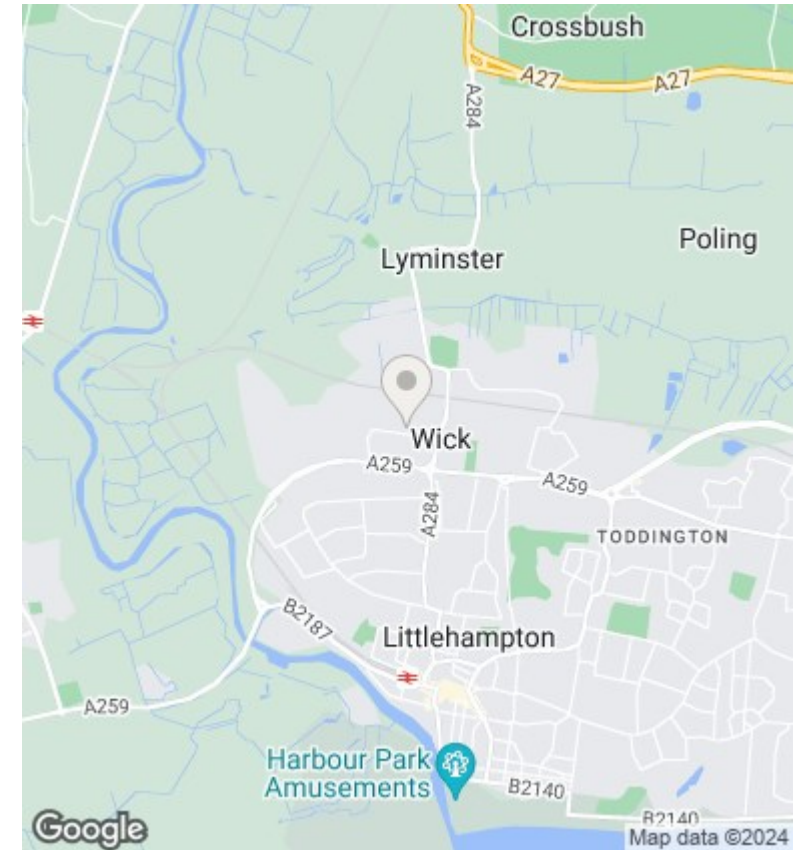
Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.



Total Area: 1076 ft² ... 99.9 m² (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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.