



45 Stanley Road, Wick, Littlehampton, BN17 6JF

£285,000

- Extended Semi Detached House
- Westerly Facing Rear Garden with Outbuilding
- 14'6 x 11'3 Conservatory
- CHAIN FREE
- Three Bedrooms
- Approx. 1.3 Miles to Seafont
- Gas Central Heating
- Driveway Parking
- 14'10 Kitchen/Breakfast Room
- Close to Local Schools

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Welcome to this extended semi-detached house, offering a blend of comfort and convenience. This delightful property features three bedrooms and ample driveway parking. The westerly-facing rear garden, complete with an outbuilding, provides a perfect outdoor space for relaxation and hobbies.

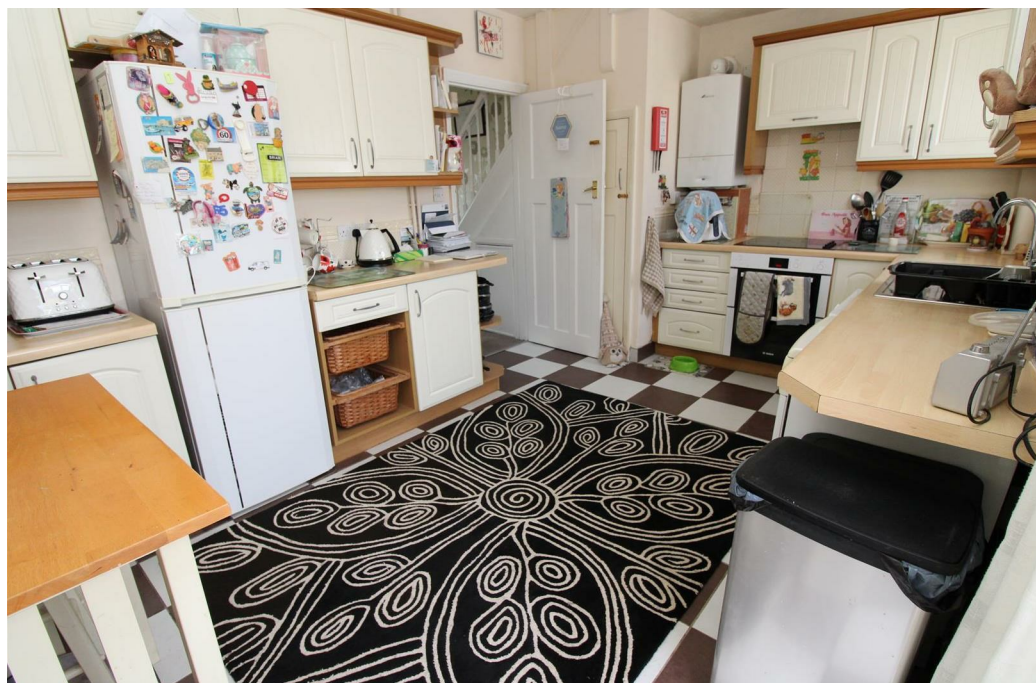
The interior boasts a generous 14'10" kitchen/breakfast room, ideal for family meals, and a bright 14'6" x 11'3" conservatory, perfect for additional living space or entertaining guests. The property is offered chain-free for ease.

Situated approximately 1.3 miles from the seafront and close to local schools, this home is in an excellent location for both leisure and education. Viewing is highly recommended to appreciate the full potential of this wonderful home.



Council Tax Band: B

Tenure: Freehold



KITCHEN/BREAKFAST ROOM

14'10" x 10'3"

LOUNGE

13'0" x 10'5"

CONSERVATORY

14'6" x 11'3"

BEDROOM ONE

12'11" x 9'9"

BEDROOM TWO

10'0" x 9'11"

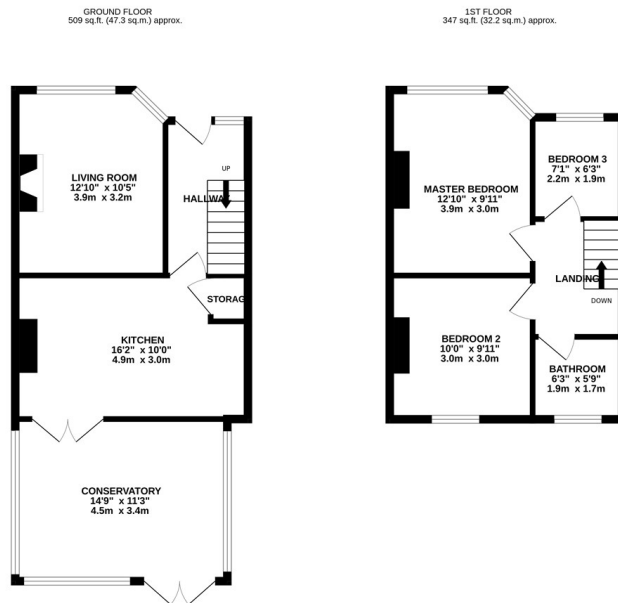
BEDROOM THREE

6'6" x 6'2"

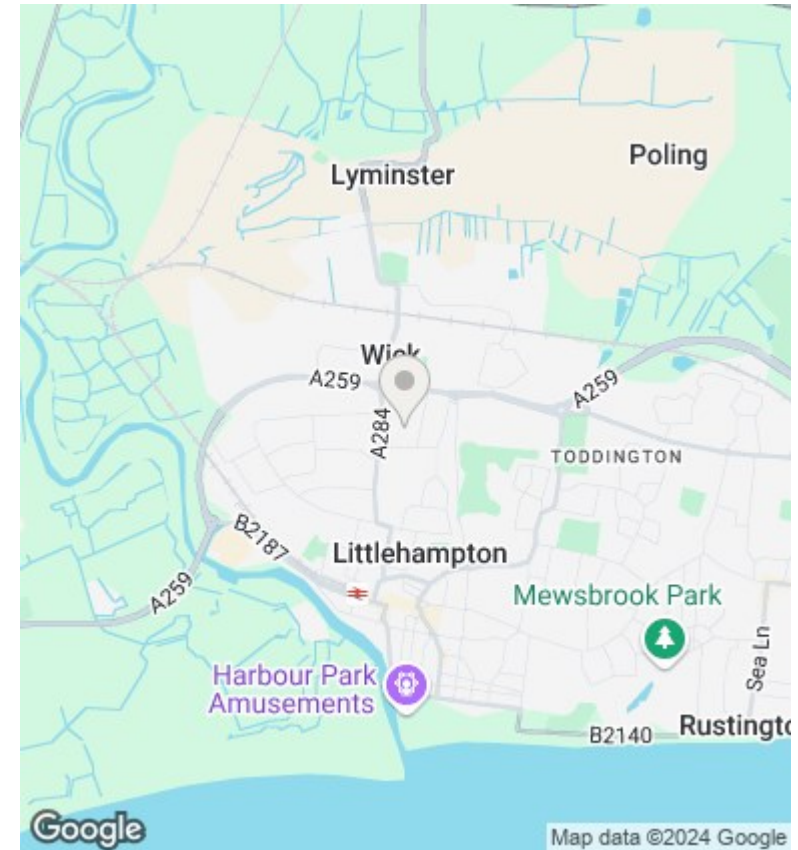
BATHROOM

5'10" x 4'11"





3 BEDROOM SEMI-DETACHED
 TOTAL FLOOR AREA: 855 sq.ft. (79.5 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should not be used as a basis for any prospective purchase. The services, fixtures and fittings shown are not intended and no guarantee as to their quantity or efficiency can be given.
 Made with Metreapp (2024)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.