



45 Stanley Road, Wick, Littlehampton, BN17 6JF

£279,950

- 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 Seafront
- 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.

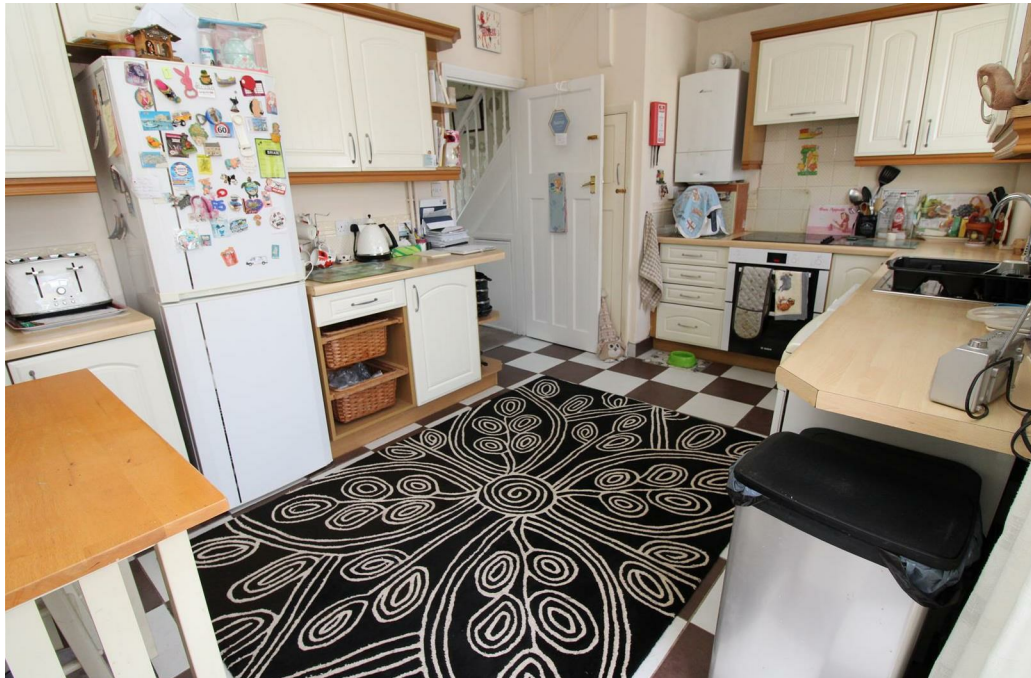
The interior boasts a generous 14'10" kitchen/breakfast room, ideal for family meals, and a bright 14'6" x 11'3" conservatory, perfect for additional living space or entertaining guests. The property is offered chain-free for ease.

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"

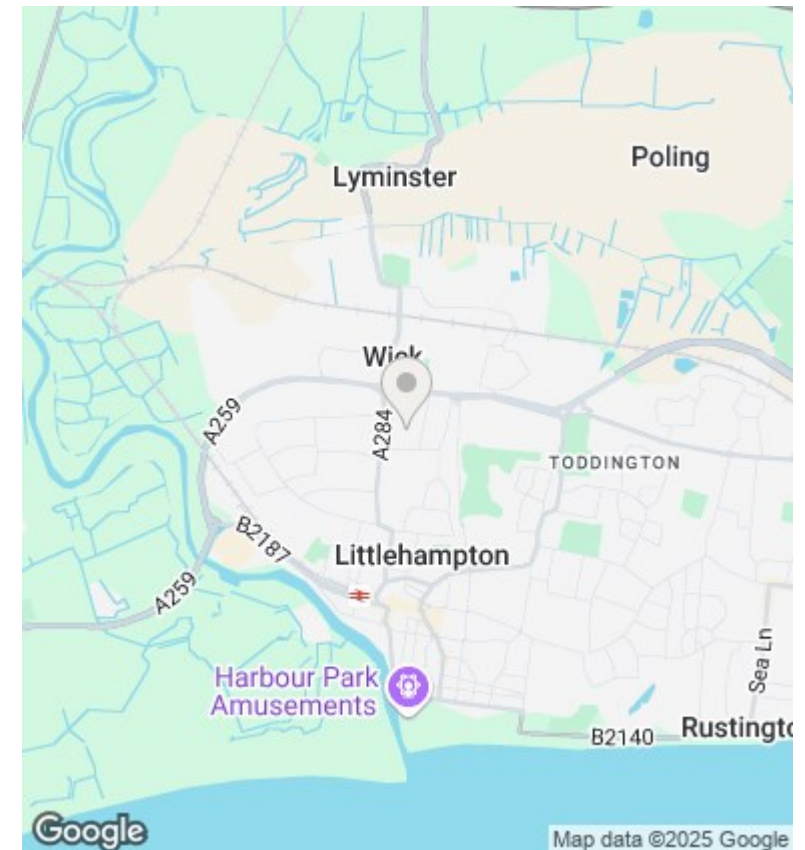
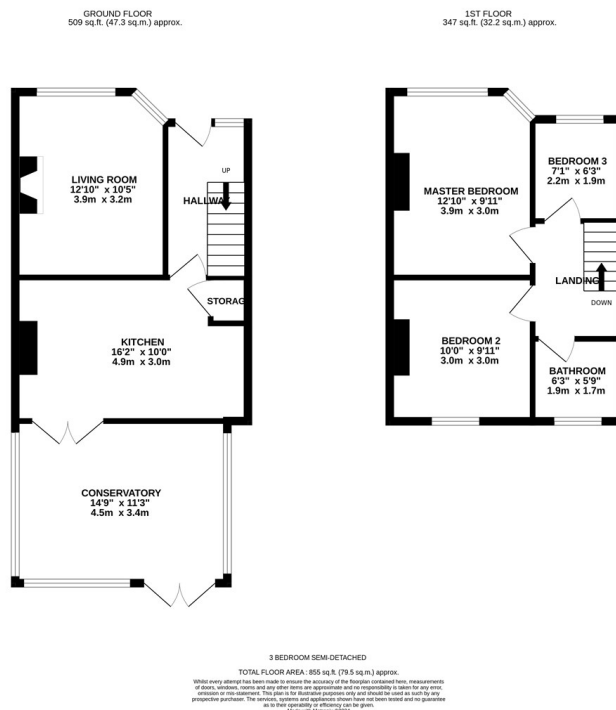
BEDROOM THREE

6'6" x 6'2"

BATHROOM

5'10" x 4'11"





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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.