



59 Wick Farm Road, Wick, Littlehampton, West Sussex, BN17 7HL

£225,000

Tenure Leasehold

- Three Bedroom First Floor Apartment
- Own Private Entrance
- Low Outgoings
- Approx 1.6 miles to Sea Front
- Close to Local Amenities
- PRIVATE Rear Garden
- Modern White Gloss Fully Integrated Kitchen
- 14'10 L Shape Lounge/Diner
- Approx 0/7 Miles to Train Station
- Viewing Highly Recommended





## Description

\*Vendor Suited\* Well presented three-bedroom first-floor apartment, boasting a private rear garden and its own entrance!

A white gloss, fully integrated kitchen offers both style and functionality. The 14'10 L-shaped lounge/diner provides a spacious and inviting space where you can relax with the family! Located approximately 1.6 miles from the picturesque seafront and a 0.7 miles from the convenient train station, this home seamlessly combines accessibility with coastal living.

Situated in proximity to local amenities, the property is offers convenience and viewing is highly recommended to truly appreciate all this property has to offer.

**Council Tax Band: B**

**EPC Rating: D 61**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Lounge/Diner (L Shape)  
14'10 max x 13'5

Kitchen  
9'5 x 6'10

Bedroom One  
12'3 to wardrobe x 9'5

Bedroom Two  
11 x 9'11

Bedroom Three  
11'8 6'6

Bathroom  
7'7 x 5'5

Tenure- Approx 118 years remaining

Maintenance- Approx £200 pa

Groud Rent- Approx £50 pa

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 restuarants 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.

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.