



38 Willow Brook, Wick, Littlehampton, BN17 7NW

£280,000

- Four Bedroom Townhouse
- Utility Room
- 12'4 x 11'00 Master Bedroom
- EPC Rating C
- 21'7 Lounge/Diner
- 12'05 Kitchen Overlooking Garden
- Popular Residential Location
- Driveway Parking
- Ground Floor Cloakroom
- Accommodation Over Three Floors

38 Willow Brook, Littlehampton BN17 7NW

This charming four-bedroom townhouse nestled in a popular residential location, offering spacious and comfortable living over three floors.

Upon entering, you're greeted by a welcoming atmosphere that flows seamlessly throughout the home. The first floor features a generously sized lounge/diner measuring 21'7, perfect for entertaining guests or relaxing with family. On the ground floor, you'll find a convenient utility room and a kitchen measuring 12'05, boasting ample space and overlooking the garden, providing a delightful backdrop for culinary adventures.

This home also offers practicality with a ground floor cloakroom, adding to the convenience of daily living. Ascend to the upper floors to discover the lounge, four well-appointed bedrooms, including a spacious master bedroom measuring 12'4 x 11'00, offering a serene retreat at the end of the day.

Outside, the property benefits from driveway parking, ensuring hassle-free arrivals and departures. With its close proximity to local amenities, including shops, schools, and transport links, this townhouse presents an ideal opportunity to embrace a comfortable and convenient lifestyle.

Don't miss your chance to make this wonderful residence your own. Schedule a viewing today and experience the warmth and charm this home has to offer.



Council Tax Band: B

Tenure: Freehold



LOUNGE/DINER

21'7" x 12'6"

A generously sized lounge/diner measuring 21'7, perfect for entertaining guests or relaxing with family.

KITCHEN

12'5" x 7'2"

A kitchen boasting ample space and overlooking the garden, providing a delightful backdrop for culinary adventures.

W/C

Conveniently on the ground floor

BEDROOM

12'4" x 11'0"

Spacious master bedroom offering a serene retreat at the end of the day. Situated on the top floor.

BEDROOM

12'6" x 7'7"

Situated on the top floor

BEDROOM.

12'6" x 7'7"

Situated on the first floor

BEDROOM

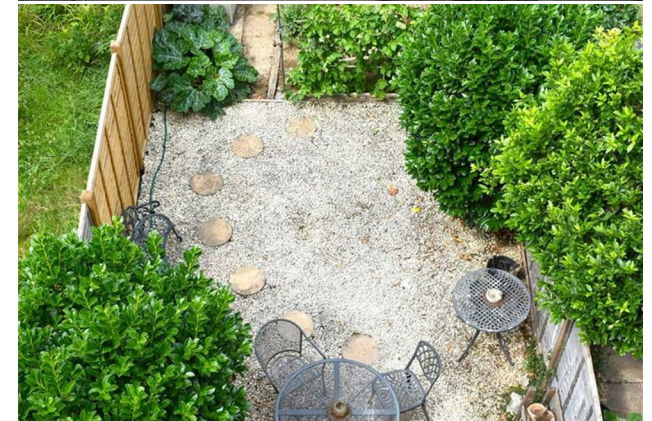
12'1" x 8'2"

Situated on the ground floor

UTILITY ROOM

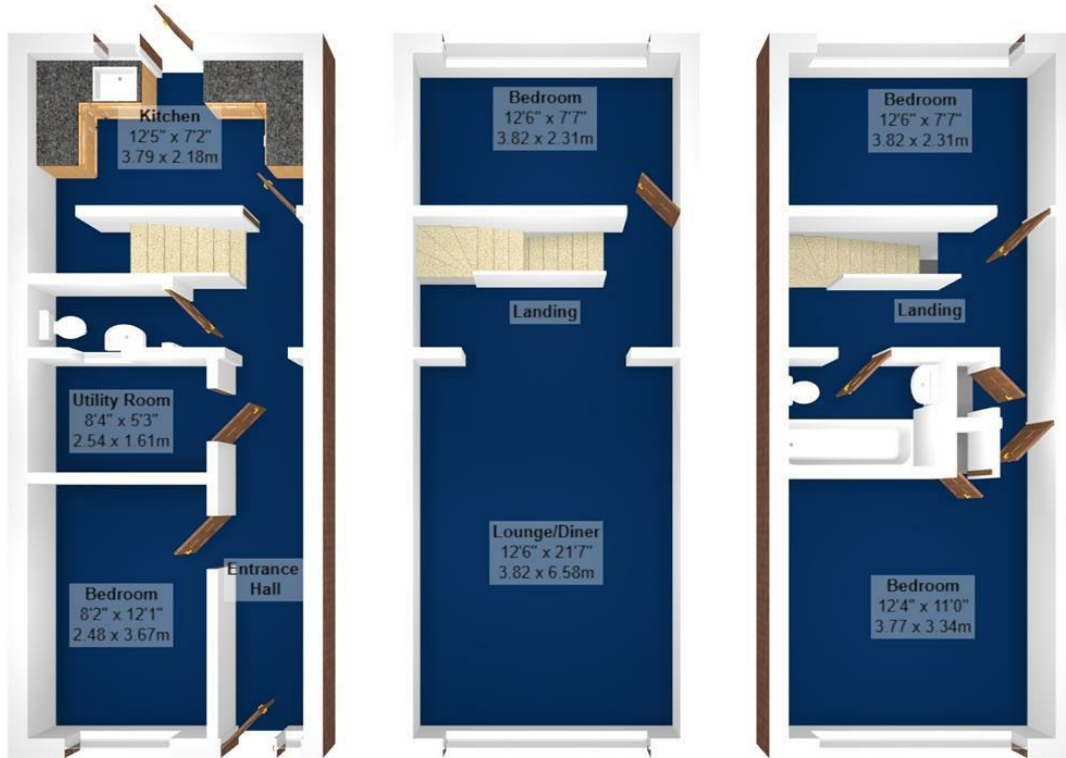
8'4" x 5'3"

A convenient utility room



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.



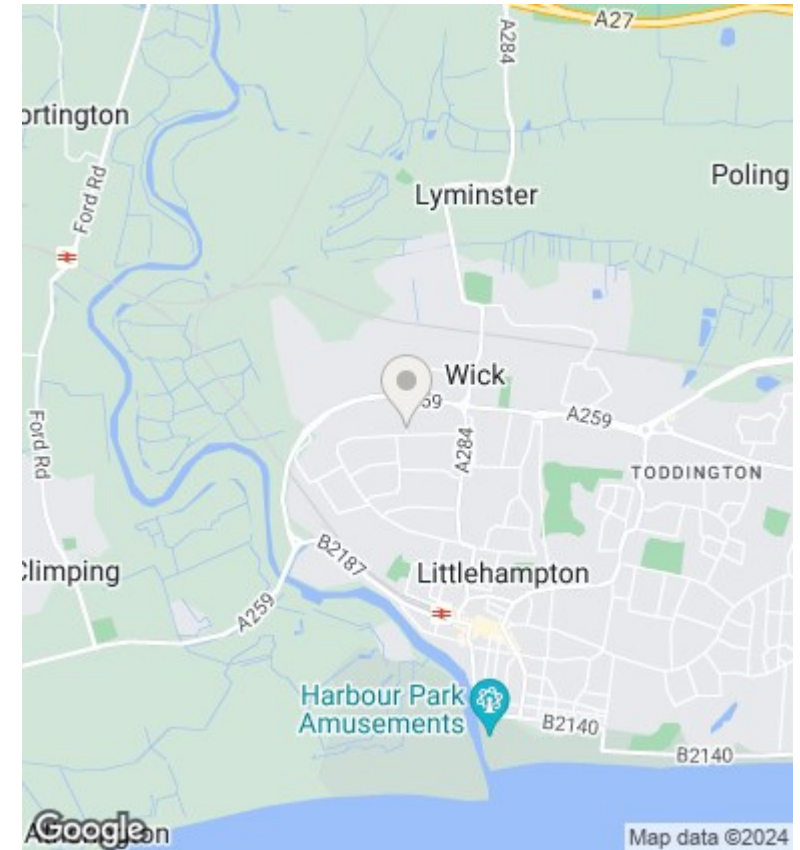
Ground Floor

First Floor

Second Floor

Total Area: 1223 ft² ... 113.6 m²

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
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.