



## 45 Hollist Chase, Wick, BN17 6FY

Offers Over £275,000

- Three Bedroom Semi Detached House
- Off Road Parking
- Westerly Rear Garden
- Vendor Suited to Chain Free Property
- Popular Elysian Fields Development
- Master Bedroom En-Suite
- Favoured East/West Aspect
- 16'00 Lounge/Dining Room With Doors Opening To Garden
- Ground Floor Cloakroom
- 10'9 Kitchen

# 45 Hollist Chase, Wick BN17 6FY

Nestled within the sought-after Elysian Fields development, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The spacious 16'00 lounge/dining room is an inviting space, featuring doors that open directly to the beautifully maintained westerly rear garden, perfect for both relaxation and entertaining. The property benefits from off-road driveway parking, ensuring convenience and ease of access.

The master bedroom comes complete with an en-suite, providing a private retreat, while the additional two bedrooms are generously sized and filled with natural light. A ground floor cloakroom adds to the practical layout of this delightful home. The 10'9 kitchen is well-appointed, catering to all your culinary needs.

Favoured for its east/west aspect, this home enjoys plenty of natural light throughout the day, enhancing the warm and welcoming atmosphere. Further benefitting from being a chain-free property.

Don't miss the opportunity to make this wonderful house your new home.



Council Tax Band: C

Tenure: Freehold



## LOUNGE/DINING ROOM

16'00x13'10

## KITCHEN

10'9x8'8

## BEDROOM

11'11x9'3

## BEDROOM

10'00x9'3

## BEDROOM

6'8x6'6

## BATHROOM

6'11x6'6

## EN SUITE (BED 1)

4'6x4'2

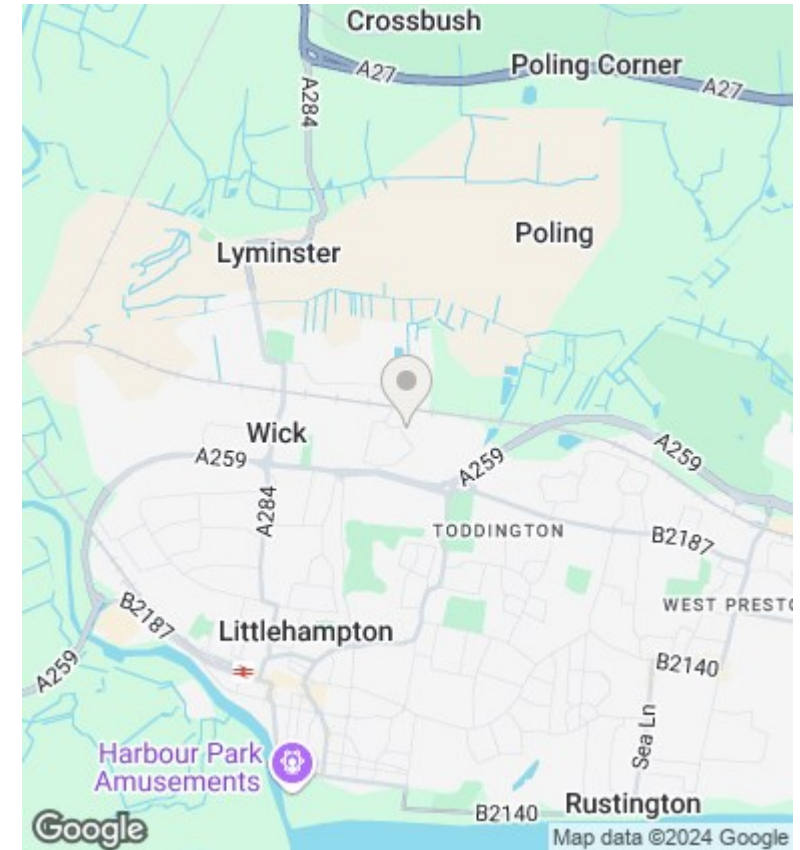
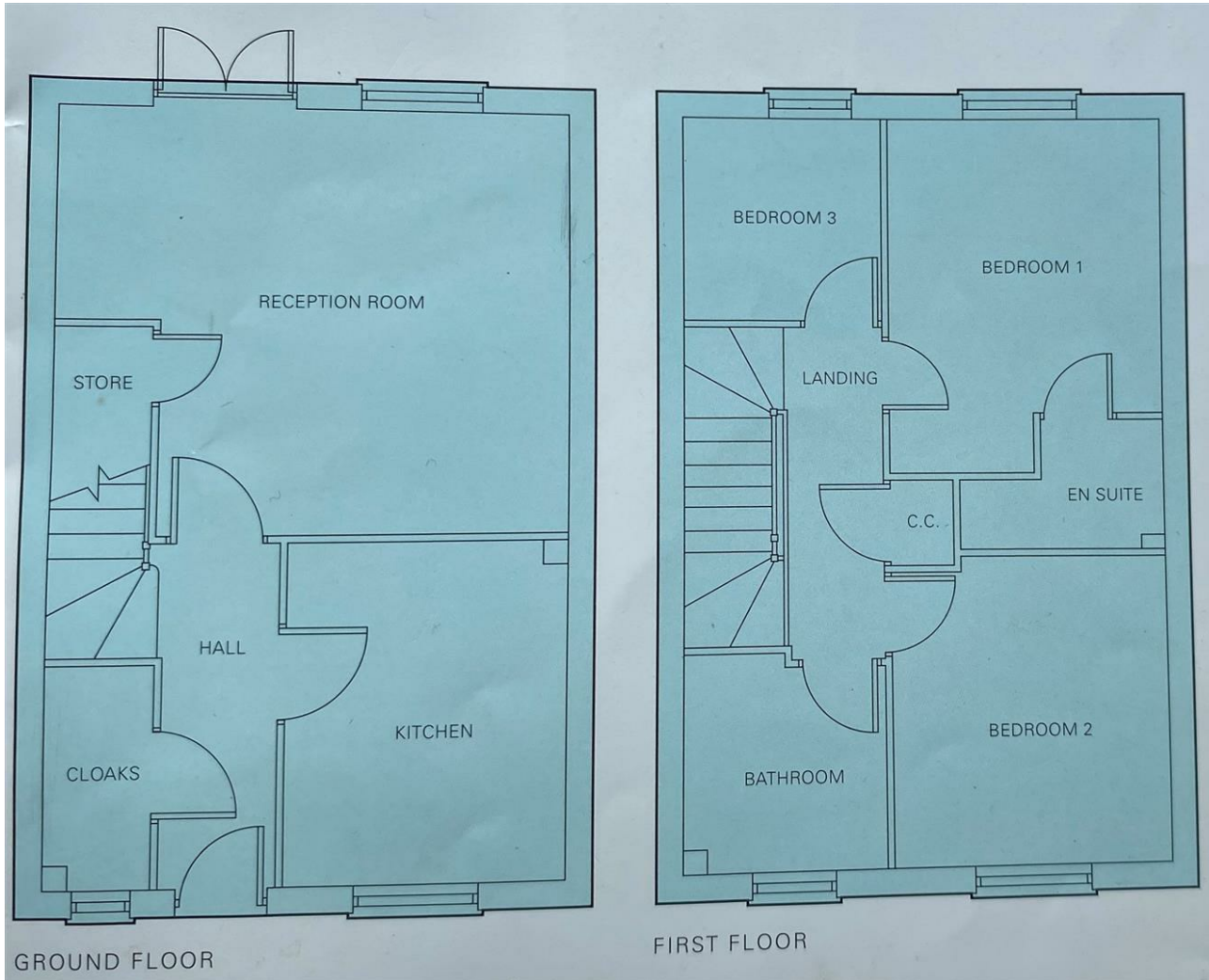
## ESTATE CHARGE

Approx. £187pa



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>77</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.