



104 Highdown Drive, Wick, Littlehampton, BN17 6HP

£455,000

- Beautifully Presented Extensively Refurbished & Extended Chalet
- Two First Floor & Two Ground Floor Bedrooms
- 11'09 Sunroom
- Chain Free
- 21'03 Master Bedroom Suite With En Suite Shower Room & Dressing Area
- Ample Off Road Parking & Garage
- Within 1.5 miles of Town Centre, Train Station, River Arun & Seafont
- 22'04 Open Plan Living Space With Lounge Dining And Kitchen Areas
- Popular Residential Location
- Viewing Highly Recommended To Appreciate Size And Condition Of Accommodation

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Welcome to this stunning chalet home, offering a blend of modern luxury and versatile living spaces. Situated in a popular residential location, this property has been thoughtfully refurbished and extended to an exceptional standard, ensuring it meets the needs of contemporary living.

The impressive 21'03" master bedroom suite boasts an en suite shower room and a dressing area, providing a private and luxurious retreat.

The heart of the home is the expansive 22'04" open plan living area. This space seamlessly integrates the lounge, dining, and kitchen areas, creating a perfect environment for entertaining and family life.

With two bedrooms on the first floor and two on the ground floor, this property offers flexibility for various living arrangements, whether you need space for a growing family, guests, or a home office.

This beautifully presented chalet home is an exceptional opportunity for those seeking a spacious, modern, and conveniently located property.



Council Tax Band: C

Tenure: Freehold



**OPEN PLAN
LIVING/DINING/KITCHEN**

22'04x16'11
L Shaped room

MASTER BEDROOM

21'03x15'05
L Shaped room

EN SUITE

7'00x6'05

BEDROOM 2

11'04x11'01
Ground floor bedroom

BEDROOM 3

10'06x10'01
Ground floor bedroom

BEDROOM 4

12'9x7'2

BATHROOM

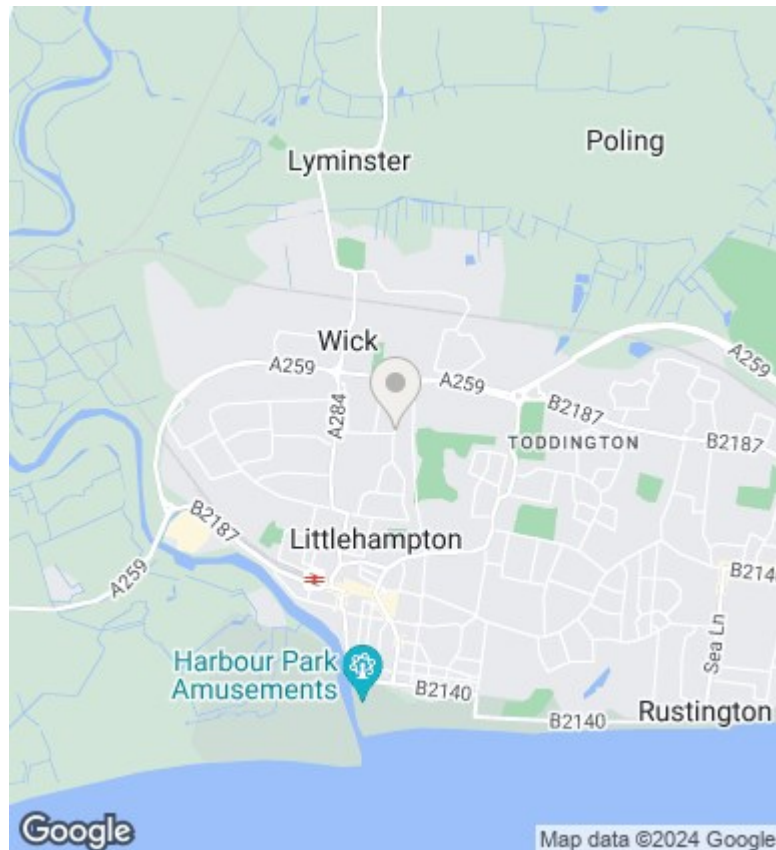
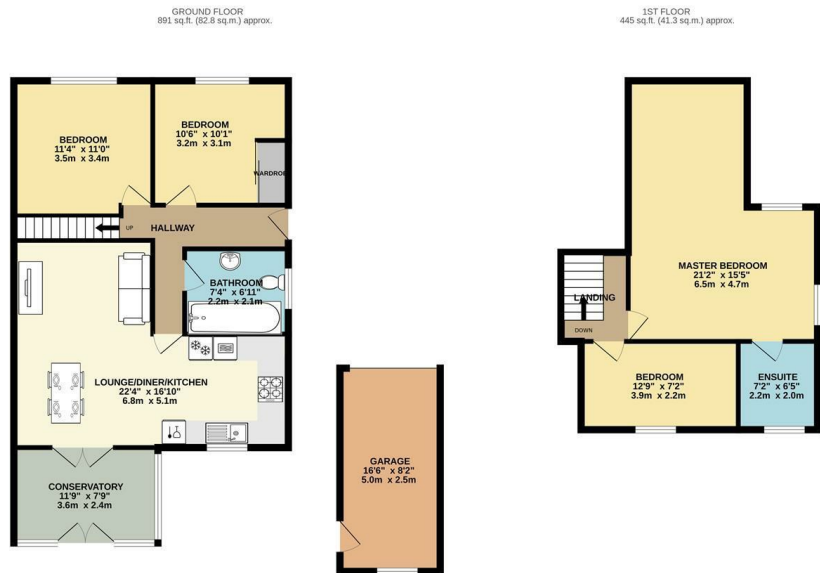
7'4x6'03

SUN ROOM

11'9x7'09

GARAGE





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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.