



## 6 Whitelea Road, Wick, BN17 7JL

£285,000

- Characterful Beautifully Presented Period Terrace House
- South Facing Garden
- Useful Loft/Hobbies Room
- Viewing Highly Recommended To Appreciate Character & Condition
- 12'00 Lounge With Log Burner
- Close To Local Schools & Shops
- 12'05 Garden Cabin
- 16'07 Kitchen/Dining Room Opening To Garden Room Extension
- GF Cloakroom
- Bathroom With Underfloor Heating

# 6 Whitelea Road, Wick BN17 7JL

Step into this beautifully maintained period terrace home, brimming with character and modern comforts. The cosy 12'00 lounge welcomes you with its inviting log burner, perfect for relaxing evenings. The spacious 16'07 kitchen/dining room is ideal for family gatherings and seamlessly opens into the garden room extension, allowing for an abundance of natural light and a harmonious blend of indoor and outdoor living.

The property features a delightful south-facing garden, providing a tranquil retreat for outdoor enjoyment. Situated close to local schools and shops, convenience is at your doorstep. A ground floor cloakroom adds practicality, while the useful loft/hobbies room offers versatile space to suit your needs.

The garden also boasts a 12'05 cabin, ideal for a variety of uses such as a home office or studio. The modern bathroom is a haven of luxury with underfloor heating, ensuring comfort throughout the seasons.

Viewing is highly recommended to truly appreciate the character and immaculate condition of this exceptional home.



Council Tax Band: B

Tenure: Freehold



### LOUNGE

12'0 x 11'0

With a working fireplace

### KITCHEN/DINER

16'7 x 10'2

With a working fireplace

### GARDEN ROOM

11'5 x 6'7

patio doors leading to the south facing garden

### STUDY

5'2 x 4'1

### W/C

5'2 x 2'6

### GARDEN CABIN

12'5 x 5'10

A convenient and versatile space

### MASTER BEDROOM

12' x 11'

Located to the front of the property

### BEDROOM 2

10'2 x 9'10

Overlooking the garden

### BEDROOM 3

7'8 x 7'3

located to the front of the property

### BATHROOM

6'9 x 6'5

Benefits from underfloor heating

### LOFT ROOM

15'4 x 8'9

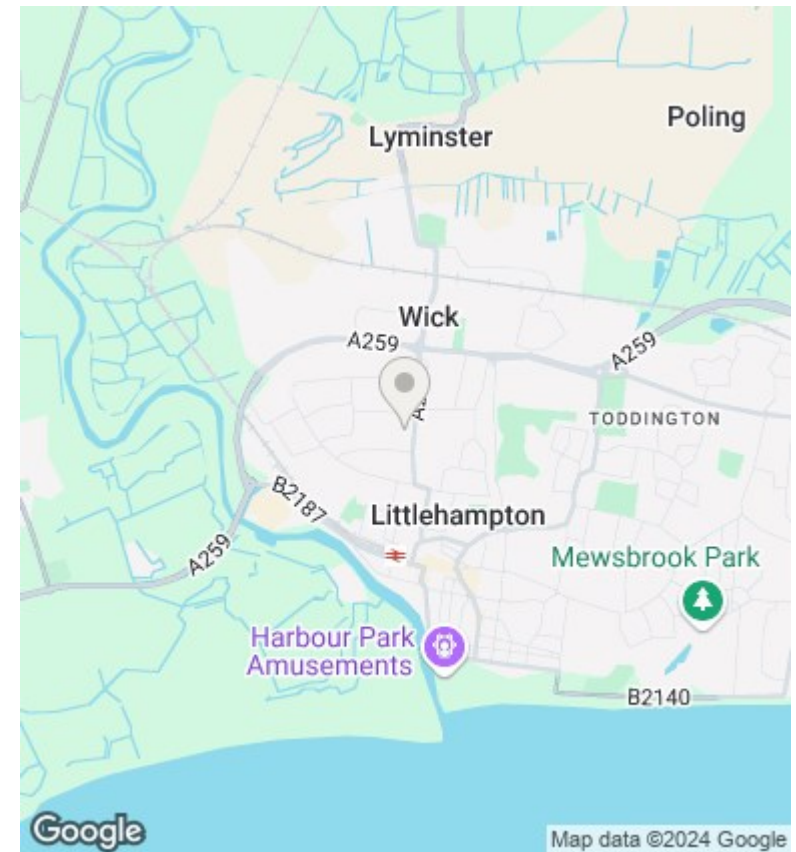




THREE BEDROOM TERRACED HOUSE

TOTAL FLOOR AREA: 1041 sq.ft. (96.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>		87
(81-91) <b>B</b>	75	
(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.