



4 Paterson Wilson Road, Littlehampton, BN17 6EJ

Asking Price £440,000

- Rarely Available Three Bedroom Detached House
- Feature West Facing Enclosed Rear Garden
- Double Aspect 13'8 Master Bedroom
- Viewing Highly Recommended to Appreciate This Well-Maintained Home
- Cul-De-Sac Location
- Feature 18'6 x 11'9 Kitchen/Diner
- Close Proximity to Local Schools, Amenities & Littlehampton Beach
- Off Road Parking & Garage En Bloc With Parking Space In Front
- West Facing 12'10 Conservatory Over-Looking Rear Garden
- Refitted Family Bathroom & Additional Downstairs WC

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This rarely available three-bedroom detached house is situated in a peaceful cul-de-sac, offering a perfect blend of comfort and convenience. The property boasts off-road parking and a garage located in an adjacent compound for added convenience. The highlight of the home is its west-facing, enclosed rear garden, ideal for outdoor relaxation and entertaining.

Inside, you'll find a spacious 18'6 x 11'9 kitchen/diner, perfect for family meals, along with a bright west-facing conservatory (12'10) that overlooks the charming West facing rear garden. The double-aspect master bedroom (13'8) offers plenty of natural light, while the refitted family bathroom and additional downstairs WC ensure comfort for the whole household. The property also benefits from gas central heating and double glazing throughout

Located close to local schools, amenities, and just a short distance from Littlehampton Beach, this well-maintained home is ideal for families or those seeking a quiet, yet convenient, location. Viewing is highly recommended to fully appreciate all this property has to offer.



Council Tax Band: D

Tenure: Freehold



KITCHEN /DINING ROOM

18'06 x 11'09

Open plan kitchen/diner. Kitchen with double oven and 5 burner gas hob, integrated fridge/freezer, usb points and composite worktops. Dining area with access to conservatory and engineered oak flooring

LOUNGE

14'00 x 13'07

With gas fire place and engineered oak flooring

CONSERVATORY

12'10 x 11'03

Providing access to west facing rear garden

BEDROOM ONE

13'08 x 10'07

Double aspect, with fitted wardrobe

BEDROOM TWO

12'01 x 10'00

Overlooking rear garden, benefitting from fitted wardrobes.

BEDROOM THREE

10'03 x 6'11

Providing ample space for a single bed & some storage

FAMILY BATHROOM

6'06 x 5'06

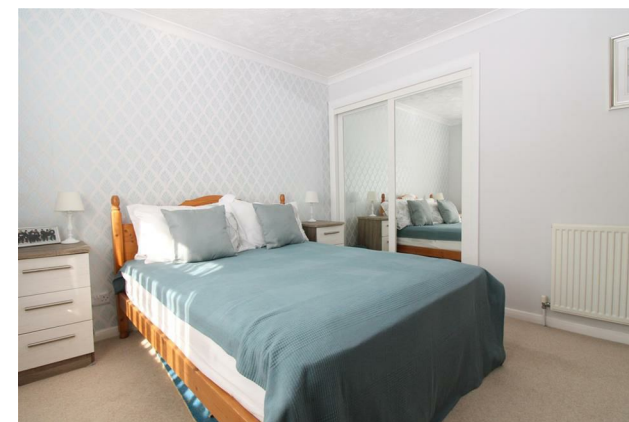
Bright, refitted three piece suite with electric shower

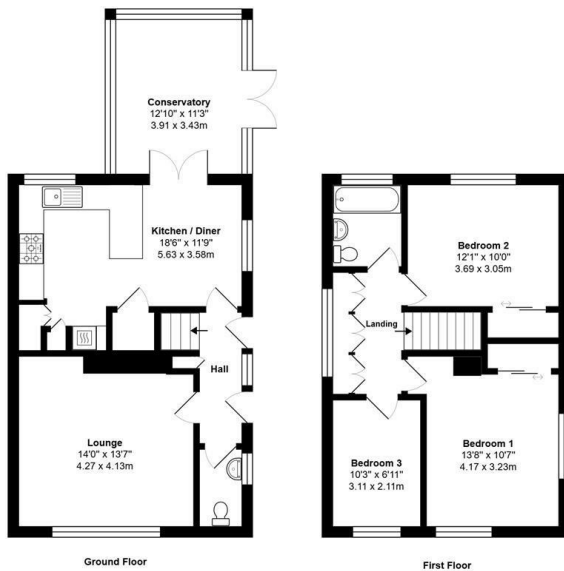
GROUND FLOOR CLOAKROOM

WC

GARDENS

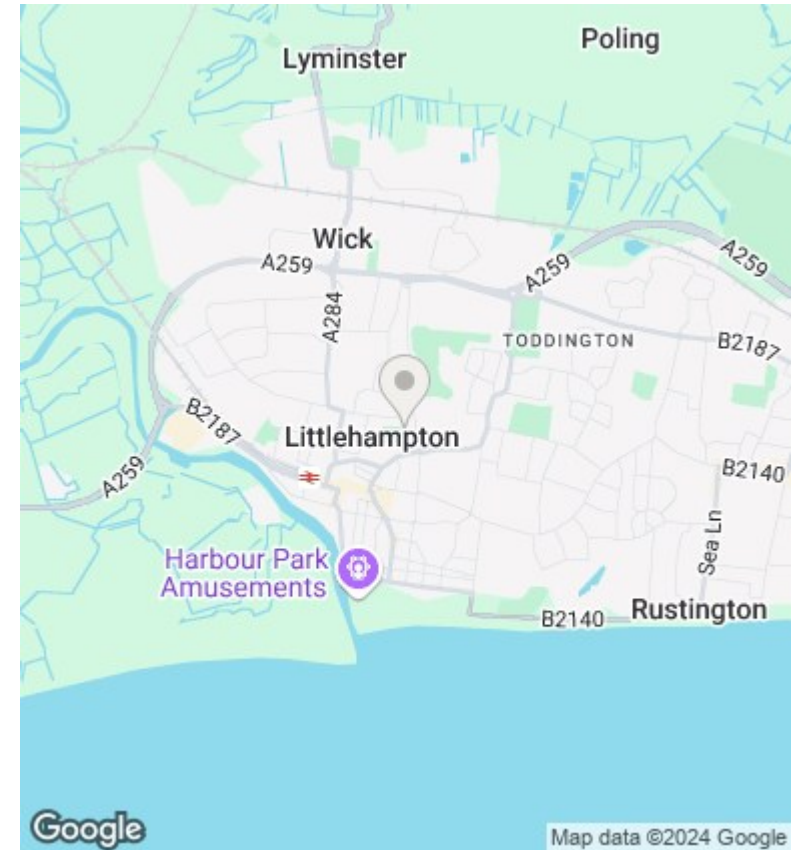
Front & Rear Gardens. West Facing Rear Garden with further secluded courtyard. Space for further parking behind gates.





Total Area: 1122 ft² ... 104.3 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. Created by JFM 2024.



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) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(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.