



## Madehurst Courtwick Lane, Wick, Littlehampton, West Sussex,

£315,000

- Detached Bungalow
- Popular Residential Location
- 11'06 x 10'05 'Shaker Style' Kitchen
- Chain Free
- Two Double Bedrooms
- Double Aspect 14'3 Lounge
- 11 ft White Bathroom Suite
- Close To Local Shops
- Detached Workshop To Rear of Property
- Potential for Buyer to Put Their Own Stamp on Property

# Madehurst Courtwick Lane, Littlehampton BN17 7LD

Detached bungalow, featuring two spacious double bedrooms, both with double aspect. Perfect for families or those looking to downsize. Nestled in a popular residential area, this home offers a blend of comfort and convenience.

A bright and airy double aspect lounge measuring 14'3" is ideal for relaxation or entertaining. The inviting 11'06 x 10'05 shaker-style kitchen boasts ample space for meal preparation and dining, and over looks the rear garden. Additionally, the property includes a 11 ft white bathroom suite, providing a space for unwinding.

Outside, you'll find a detached workshop to the rear of the property, perfect for hobbies or additional storage. The bungalow presents an exciting opportunity for the new owner to put their own stamp on the space, making it truly their own.

Best of all, this property is chain-free, allowing for a smooth and hassle-free purchase. Don't miss the chance to make this lovely bungalow your new home!



Council Tax Band: C

Tenure: Freehold



**LOUNGE**

14'03 x 10'10

**KITCHEN**

11'06 x 10'05

**BEDROOM ONE**

14'02 x 8'09

**BEDROOM TWO**

12'00 x 10'06

**BATHROOM**

11'00 x 5'08

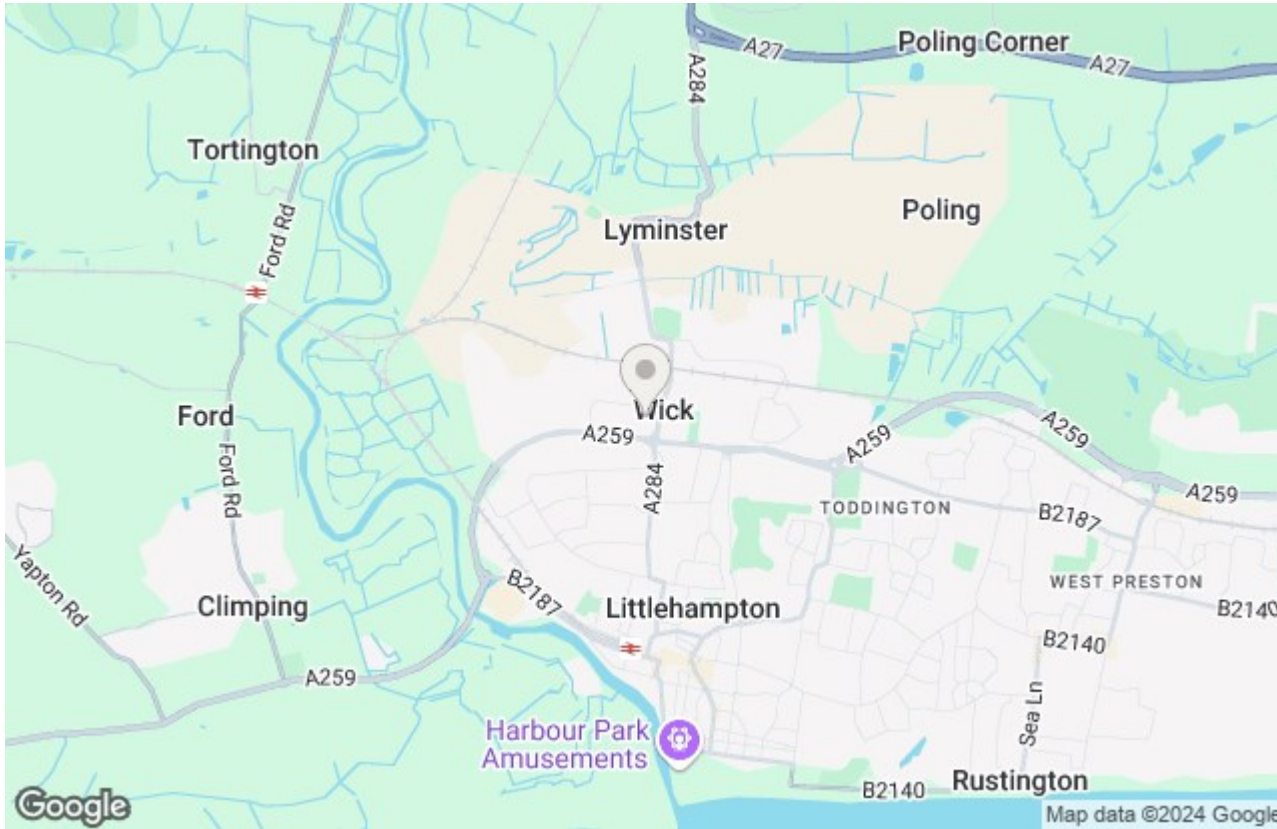
**ENTRANCE HALL**

11 x 6'5

**DETACHED WORKSHOP**

16'10 x 8'04





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>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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.