



2 Pethick Road, Wick, BN17 7TJ

£332,500

- Modern Three Story Home
- 17'3 x 8'5 Master with Ensuite
- Remainder of NHBC Certificate
- 3 DOUBLE Bedrooms
- Open Views Towards 'Black Ditch' & Poling From First Floor
- Popular 'Hampton Park' Development
- Driveway Parking to Rear
- Landscaped Private Rear Garden
- Viewing Recommended to Appreciate Layout & Location of this Home

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Discover this modern, three-story home nestled to the rear of the sought-after 'Hampton Park' development. With three spacious double bedrooms, including a generous 17'3 x 8'5 master suite with an ensuite bathroom, this property offers comfort and style across all levels.

Enjoy the convenience of private driveway parking at the rear, as well as beautifully landscaped, private rear garden, ideal for relaxation and outdoor gatherings. From the first floor, take in open views of the charming 'Black Ditch' and nearby Poling, adding a touch of natural beauty to the home's appeal.

This property benefits from the remainder of the NHBC certificate, ensuring peace of mind. Highly recommended for viewing, this home's layout and ideal location truly set it apart.



Council Tax Band: D

Tenure: Freehold



ENTRANCE PORCH

5'03 x 3'09

KITCHEN/DINER

11'9 x 8'9

LOUNGE

4'7 x 3'9

MASTER BEDROOM

17'3 x 8'5

ENSUITE

11'1 x 4'11

BEDROOM TWO

11'9 x 10'7

BEDROOM THREE

11'9 x 8'9

BATHROOM

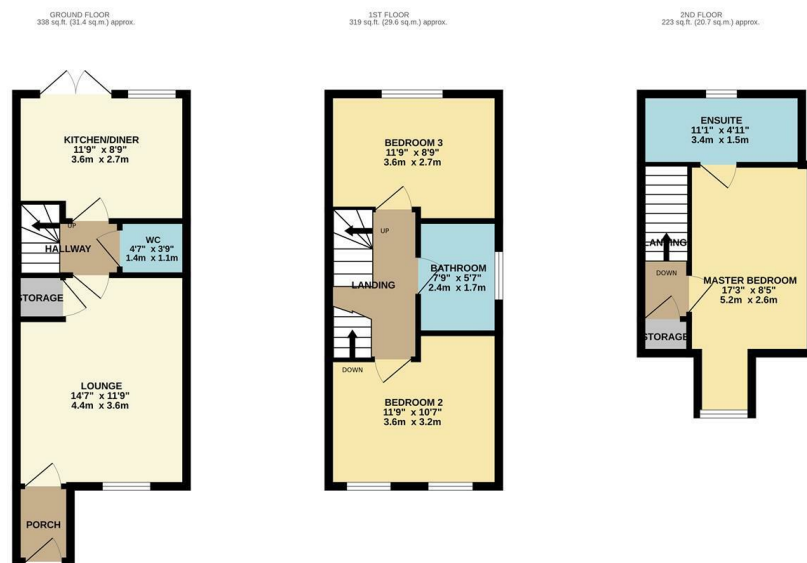
7'9 x 5'7

W/C

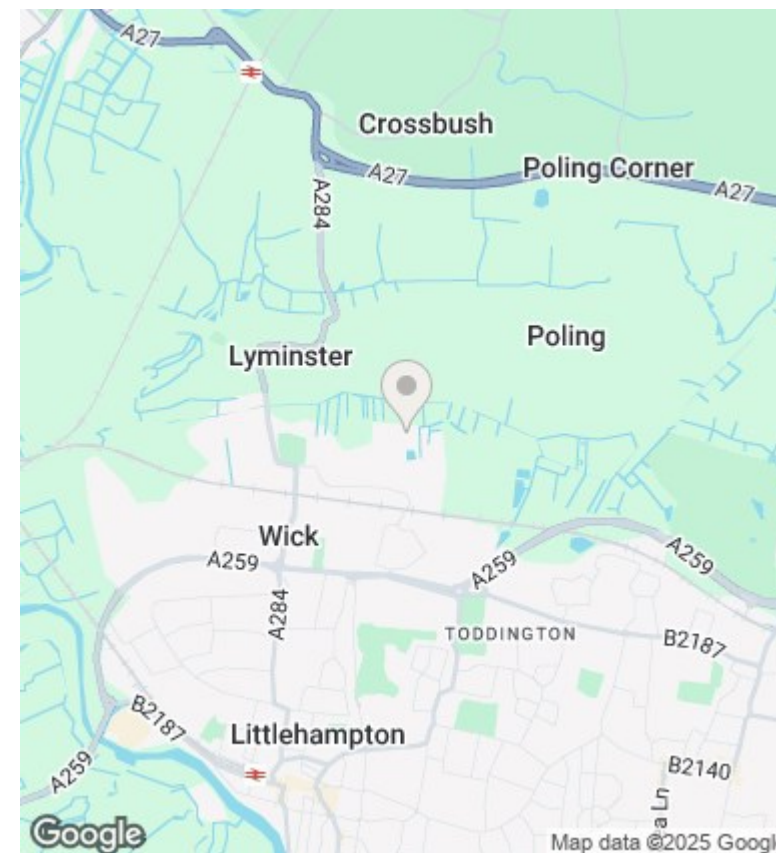
4'7 x 3'9

EPC RATING- B






3 BEDROOM TOWN HOUSE
TOTAL FLOOR AREA: 880 sq ft. (81.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 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
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.