



9 West Way, Wick, BN17 7LY £274,000

- Extended 1950's Terraced Home
- South Facing Front Courtyard
- 1.2 Miles From Littlehampton Beach
- Viewing Highly Recommended to Appreciate Charm of Home
- Three Bedrooms
- 23 ft 5 Feature Lounge/Diner
- Close To Local Schools & Shops
- Mature Rear Garden with Summer House
- Retaining some Original Period Features
- Double Glazing & Gas Central Heating

9 West Way, Wick BN17 7LY

Charming Extended 1950s Terraced Home – A Must-See! This delightful three-bedroom extended home perfectly blends 1950s character with modern comforts. Retaining some original period features including wooden floors, the property offers a warm and inviting atmosphere, ideal for families or those seeking a home with charm.

The 23ft 5 lounge/diner serves as a stunning focal point, providing a spacious and stylish area for relaxing or entertaining. The mature rear garden is a peaceful retreat, complete with a summer house, perfect for outdoor enjoyment. To the front, a south-facing courtyard offers additional space to soak up the sun.

Conveniently located just 1.2 miles from Littlehampton Beach, this home is also within easy reach of local schools and shops, making it ideal for families and commuters alike. Benefiting from double glazing and gas central heating, this home ensures comfort throughout the year.

Viewing is highly recommended to fully appreciate the charm and character this beautiful home has to offer!



Council Tax Band: C

Tenure: Freehold



LOUNGE/DINER

14' max x 23'50

Narrowing to 9'52

KITCHEN

10'26 x 7'39

BEDROOM ONE

11'64 max x 11'76

Narrowing to 9'59 to fitted wardrobe

BEDROOM TWO

10'75 x 7'54

BEDROOM THREE

7'98 x 6'04

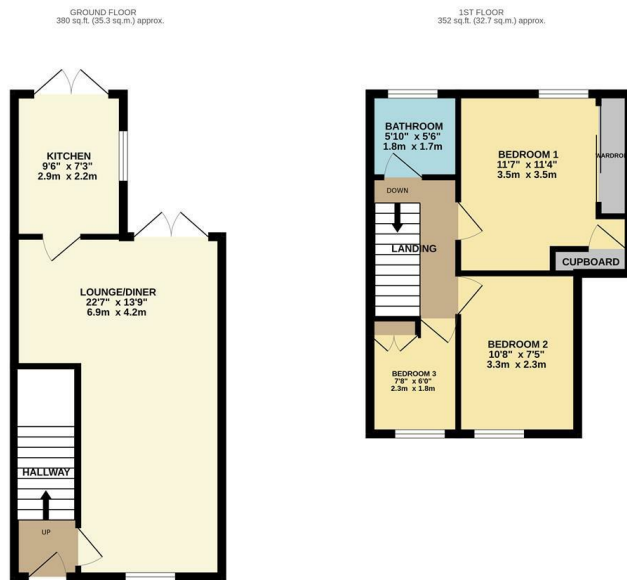
BATHROOM

5'97 x 5'54

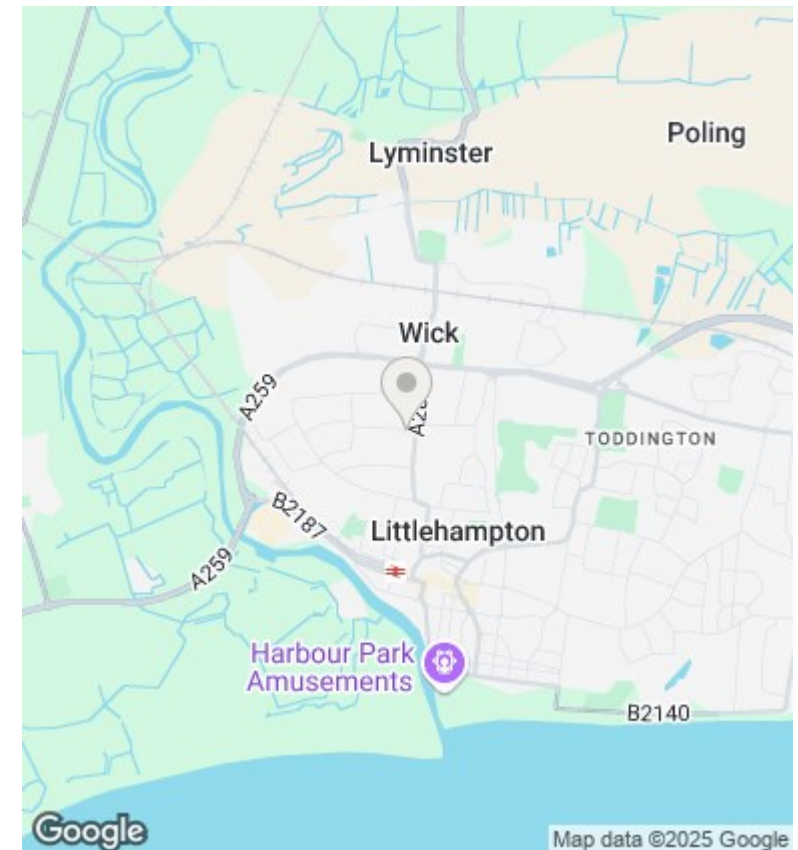
SUMMER HOUSE

7 x 8





THREE BEDROOM HOUSE
 TOTAL FLOOR AREA: 731 sq. ft. (67.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures quoted here, measurements of floor, window, ceiling and any other areas are approximate and no responsibility is taken for any errors or mis-estimates. This plan is for illustrative purposes only and should not be used in any prospective purchase. The layout, fixtures and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.
 Made with floorplan 2023.



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		77
(69-80) C		
(55-68) D	62	
(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.