



60 Wick Farm Road, Wick, Littlehampton, West Sussex, BN17 7HG £225,000

- First Floor Maisonette Occupying Whole First Floor of Detached Building
- Private Southerly Facing Rear Garden
- Own Private Entrance
- 0.6 Miles to Train Station
- Three Bedrooms
- New Lease on Completion
- Approx 1.1 miles to Sea Front
- Off Road Parking
- Additional Outside Space to Side & Storage Shed
- Low Outgoings

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This charming first-floor maisonette occupies the entire first floor of a detached building, offering a spacious and private living space. It includes three well-sized bedrooms, providing ample room for family or guests. The property features off-road parking for convenience and a private southerly-facing rear garden, ideal for outdoor relaxation and enjoyment.

Additional outdoor space to the side of the property, along with a storage shed, offers plenty of room for storage or hobbies. The maisonette has its own private entrance, enhancing the sense of privacy and independence. Upon completion, it will come with a lengthy new lease, adding long-term value.

Located approximately 1.1 miles from the sea front, the property is also just 0.6 miles from the train station, providing easy access to transportation. With low outgoings, this maisonette offers both comfort and practicality.



Council Tax Band: B

Tenure: Leasehold



Entrance Hall

10'4" x 6'7"

Lounge

14'6 max x 10'8

Narrowing to 13'01

Kitchen

9'4 x 9'6

Bathroom

7'7 x 6'8

Bedroom 1:

12'9 x 10'8

Bedroom 2:

13 x 9'5

Bedroom 3:

9'9 x 6'7

Lease

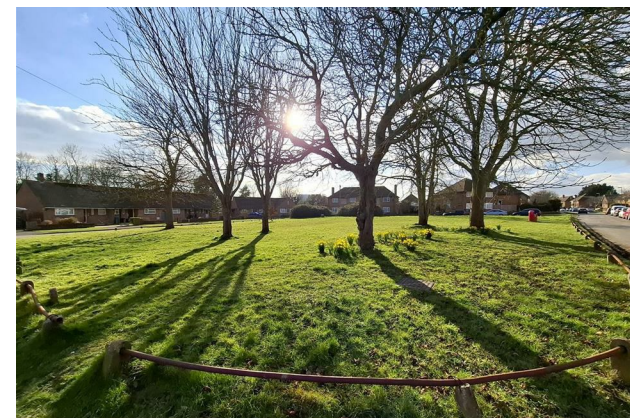
New lease on completion of
approximately 175 Years

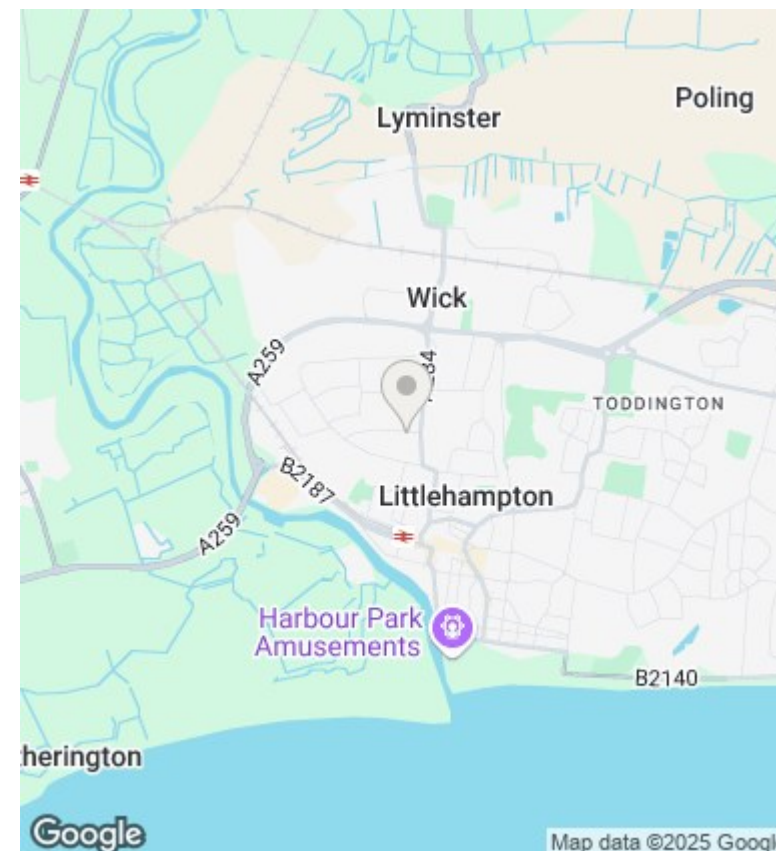
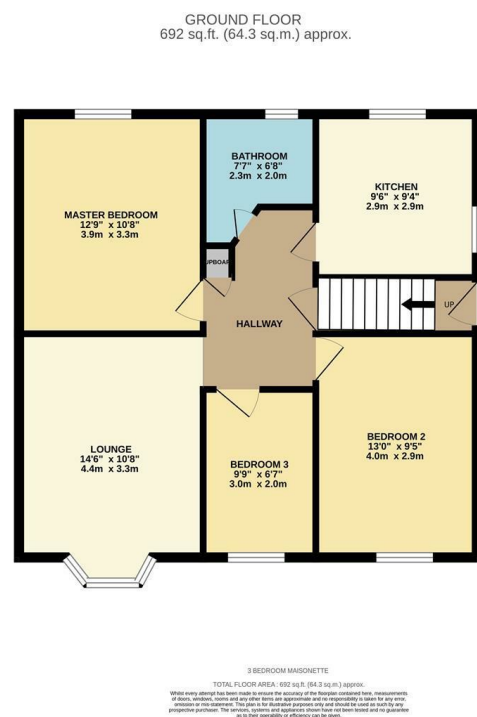
Service Charge

Approx £450 pa

Ground Rent

Approx £10 PA





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
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.