











Flat 9, Burtenshaw Court Amsbridge Crescent, Wick, BN17 7GE

Offers In Excess Of £195,000

- Modern Purpose Built Top Floor Apartment
- Allocated Parking + Additional Visitors Parking
- 8'52 x 7'37 Family Bathroom
- Chain Free

- Two Bedrooms
- Balance of 999 Year Lease
- Popular 'Hampton Park' Development

- West Facing Balcony
- 15 ft West Facing Lounge/Diner
- Viewing Recommended

Flat 9, Burtenshaw Court Amsbridge Crescent, Wick BN17 7GE

This modern, purpose-built top-floor apartment offers a stylish and comfortable living space in the sought-after 'Hampton Park' development. Featuring two spacious bedrooms, the property boasts a west-facing balcony that fills the living area with natural light. The 15 ft west-facing lounge/diner provides a generous space for relaxation and entertaining. The family bathroom measures 8'52 x 7'37, offering ample space and modern finishes.

Additional highlights include allocated parking, plus extra visitors' parking for convenience. The apartment benefits from the balance of a 999-year lease, ensuring peace of mind for the future. The property is offered chain-free, making for an easy and straightforward move. Viewing is highly recommended to fully appreciate all that this charming apartment has to offer.



Council Tax Band: B Tenure: Leasehold





LOUNGE

15'42 x 11'45

KITCHEN

9'68 x 7'54

BEDROOM ONE

11'7 x 9'07

BEDROOM TWO

11'73 x 6'94

BATHROOM

8'52 max x 7'37

STORAGE CUPBOARD

5'07 x 7'37

LEASE

999 year lease from 2016

SERVICE CHARGE

£2,000 PA











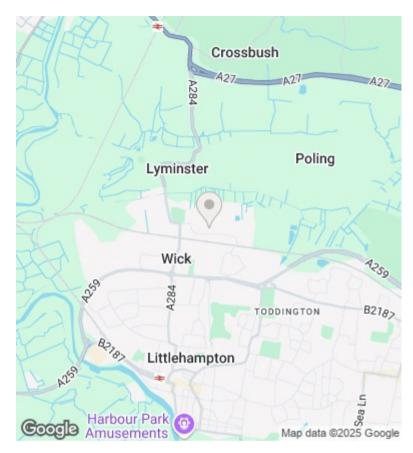


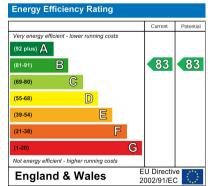
TOTAL APPROX. FLOOR AREA 606 SQ.FT. (56.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Made with Metropix ©2019

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.





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.