

4 Pethick Road, Wick, Littlehampton, BN17 7TJ £323,000

- Modern Semi-Detached House
- Tandem Length Driveway to Side Offering Ample Off Road Parking
- Popular 'Hampton Park' Development
- Three Double Bedrooms
- New Floor Coverings
- Viewing Recommended to Appreciate Layout & Location of this Home
- Accommodation Spread Over Three Floors
- Open Views Towards 'Black Ditch' & Poling From First Floor
- Chain Free

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Modern semi-detached 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 to the side of the property, offering space for three vehicles as well as a 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.

Benefiting 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. The property is offered chain-free, providing a smooth and straightforward transaction.



Council Tax Band: D

Tenure: Freehold



LOUNGE

14'58 x 11'77 max

KITCHEN/DINER

11'78 x 8'78 max

GROUND FLOOR W/C

4'87 x 3'82

BEDROOM ONE

17'27 max x 8'42

ENSUITE

11'13 x 6'02 max

BEDROOM TWO

11'81 x 10'58

BEDROOM THREE

11'91 x 8'01

FAMILY BATHROOM

7'86 x 5'59

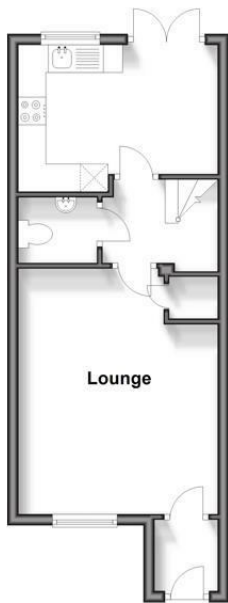
EPC RATING- B

ESTATE CHARGE- Approx

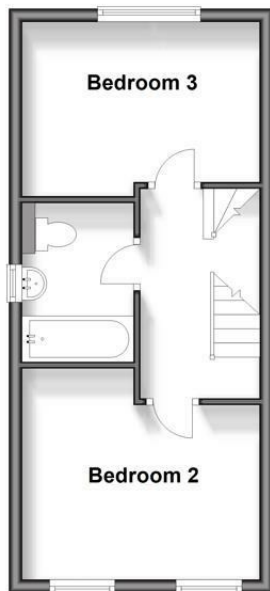
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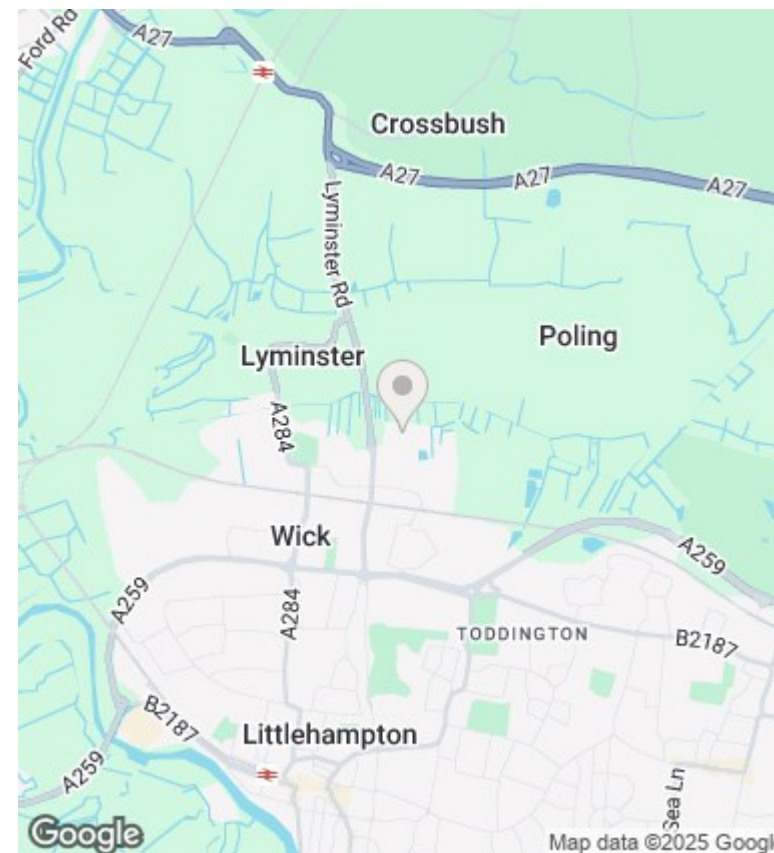
Ground Floor
Approx. 32.4 sq. metres (348.4 sq. feet)



First Floor
Approx. 30.8 sq. metres (331.2 sq. feet)



Second Floor
Approx. 21.5 sq. metres (231.0 sq. feet)



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.