











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

- Modern Semi-Detached House
- Tandem Length Driveway to Side Offering Ample Off New Floor Coverings **Road Parking**
- Popular 'Hampton Park' Development

- Three Double Bedrooms
- 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

4 Pethick Road, Littlehampton BN17 7TJ

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 £285.66. PA













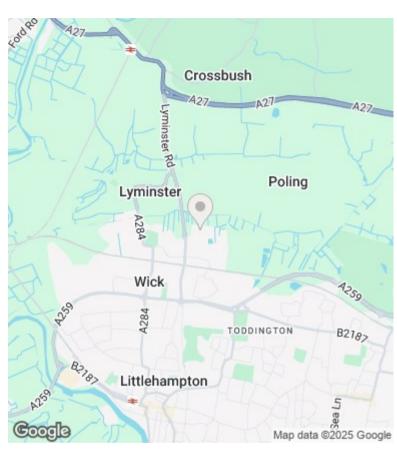
Ground Floor Approx. 32.4 sq. metres (348.4 sq. feet) Lounge

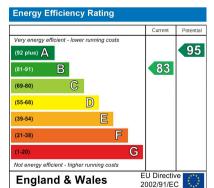




Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East 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.