



## 30 Colebrook Road, Wick, Littlehampton, West Sussex, BN17 7NS £276,500

- Three Bedroom Semi Detached House
- 19'08 Lounge
- Newly Redecorated Throughout
- 15'3 Master Bedroom
- Popular Residential Location Close To Local Shops & Schools
- 17'12 Garage & Double Driveway
- 15'6 Kitchen Dining Room Overlooking Garden
- New Floor Coverings Throughout
- South Facing Low Maintenance Rear Garden
- Chain Free With Vacant Possession



# Description

Offered with vacant possession and no onward chain, this three-bedroom semi-detached house presents an ideal opportunity for families, first-time buyers, or investors alike. Set in a residential area close to local shops and schools, the home boasts redcorated interior with new floor coverings throughout.

Externally, the property offers superb practicality with a 17'12 adjacent garage and double driveway, providing ample off-road parking and storage space.

Step inside to a spacious 19'08 lounge, perfect for relaxing or entertaining. The 15'6 kitchen dining room overlooks the south-facing, low-maintenance rear garden, ideal for enjoying the sunshine in peace and privacy.

Upstairs, you'll find three well-proportioned bedrooms, including a generous 15'3 master bedroom, all flooded with natural light.

Don't miss out on this fantastic chain-free opportunity!

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Council Tax Band: B | Tenure: Freehold



- LOUNGE  
19'08x12'6
- KITCHEN/DINER  
15'6x10'04
- BEDROOM ONE  
15'3x9'5
- BEDROOM TWO  
11'9x7'4
- BEDROOM THREE  
12'1x5'9
- BATHROOM  
7'9x6'3
- GARAGE  
17'12x8'3  
With power and light. Personal door from garden.

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.