



## 10 Seaton Park, Wick, Littlehampton, BN17 7PF

£295,000

- Three Bedroom End Of Terrace House
- In Need Of Modernisation
- 14'8 Master Bedroom
- Chain Free
- 25'5 Lounge/Dining Room
- First Time To Market Since Built in 1967
- Tucked Away Position
- 18'08 x14'5 L-Shaped Extended Kitchen/ Breakfast Room
- Garage To Rear
- Vacant Possession

# 10 Seaton Park, Littlehampton BN17 7PF

Three-Bedroom End of Terrace House – Tucked Away Position – Chain Free

Offered to the market for the first time since built, this three-bedroom end of terrace house presents a fantastic opportunity for buyers looking to modernise and add their own stamp. Positioned in a tucked away location, the property benefits from vacant possession and is offered chain free, making it ideal for first-time buyers, investors or those seeking a smooth transaction.

The ground floor features a generous 25'5 lounge/dining room, providing ample space for both relaxing and entertaining. To the rear is an extended L-shaped kitchen/breakfast room measuring approximately 18'08 x 14'5, offering excellent potential to create a contemporary open-plan living space.

Upstairs, the property offers three well-proportioned bedrooms, including a 14'8 master bedroom, along with a family bathroom.

Externally, the home further benefits from a garage to the rear, adding valuable storage options.

Although in need of modernisation, this property represents a rare chance to acquire a home with great potential in a desirable, quiet position.



Council Tax Band: C

Tenure: Freehold



**LOUNGE/DINER**

25'5x11'6

**KITCHEN/BREAKFAST**

ROOM

18'0x14'5

L-Shaped

**BEDROOM 1**

14'8x8'6

**BEDROOM 2**

10'2x7'5

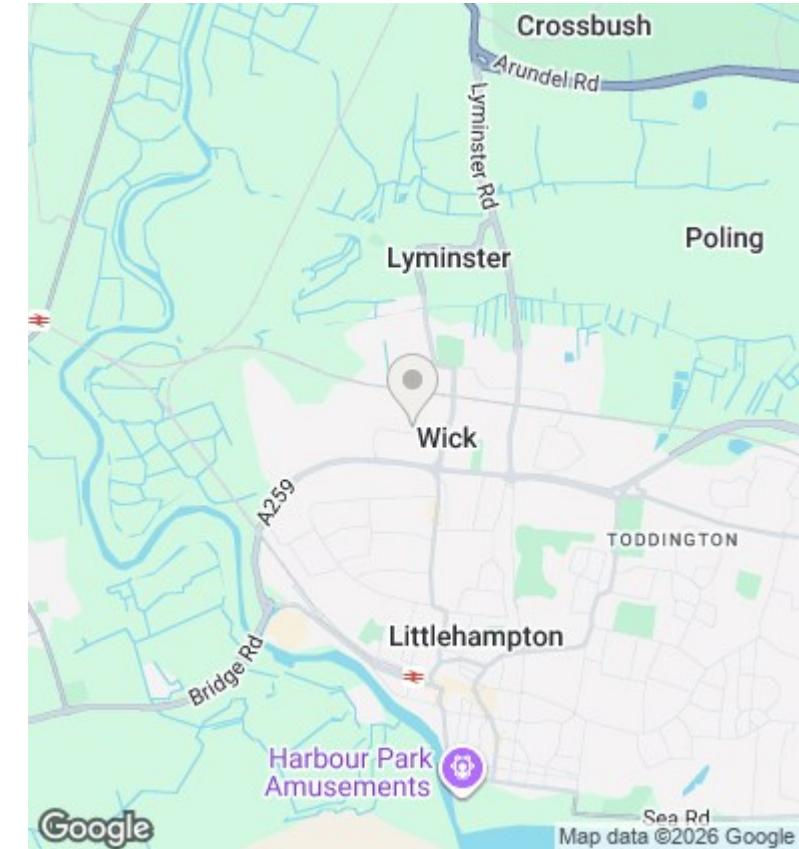
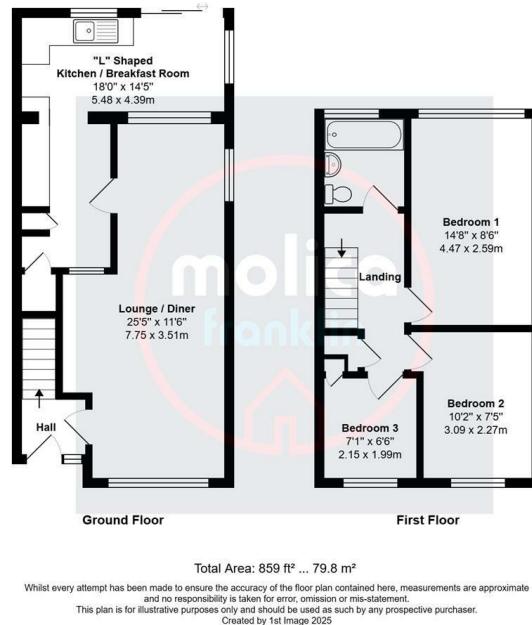
**BEDROOM 3**

7'1x6'6

**BATHROOM**

6'3x5'7





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 restaurants 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.