



11 Seaton Park, Wick, Littlehampton, BN17 7PF £300,000

- Extended Three Bedroom Semi Detached House
- 16'3 x 13'3 Kitchen with Integrated Appliances
- West Facing Low Maintenance Rear Garden
- Viewing Highly Recommended
- 16'02 Garage With Personal Door To Garden
- Stunning Refitted 9'7 Ground Floor Shower Room
- Close To Local Shops & Schools
- 32'6 Double Aspect Lounge/Diner
- 15'8 Master Bedroom With En-Suite Bathroom
- Spacious Ground Floor Accommodation

11 Seaton Park, Littlehampton BN17 7PF

An extended three-bedroom semi-detached house offering spacious ground floor accommodation, ideally suited to modern family living.

The property features an impressive 32'6 double-aspect lounge/diner, providing excellent natural light and generous space for both relaxing and entertaining/dining. The well-proportioned 16'3 x 13'3 kitchen is fitted with a range of integrated appliances. Completing the ground floor is a stunning, refitted 9'7 shower room, finished to a high standard.

Upstairs, the 15'8 master bedroom benefits from its own en-suite bathroom, with two further bedrooms providing flexible accommodation for family, guests, or home working.

Externally, the home enjoys a west-facing, low-maintenance rear garden, ideal for afternoon and evening sun. Additional features include a 16'02 garage with a personal door providing direct access to the garden, with a new up & over door on the other side.

Conveniently located close to local shops, schools, and amenities, this property represents an excellent opportunity for buyers seeking space & comfort.



Council Tax Band: C

Tenure: Freehold



LOUNGE/DINER

32'6" x 11'6"

KITCHEN/BREAKFAST ROOM

16'3" x 13'3"

Fully integrated to include rangemaster cooker, fridge/freezer, washing machine, tumble dryer & dishwasher.

GROUND FLOOR SHOWER ROOM

GARAGE

16'2" x 7'11"

To rear of property, with new up & over garage door. Access from the rear garden also.

BEDROOM ONE

15'8" x 8'7"

ENSUITE BATHROOM

9'7" x 5'4"

BEDROOM TWO

10'1" x 7'1"

BEDROOM THREE

7'2" x 7'1"

LIVING ROOM

15'3" x 11'6"

DINING ROOM

15'6" x 7'10"

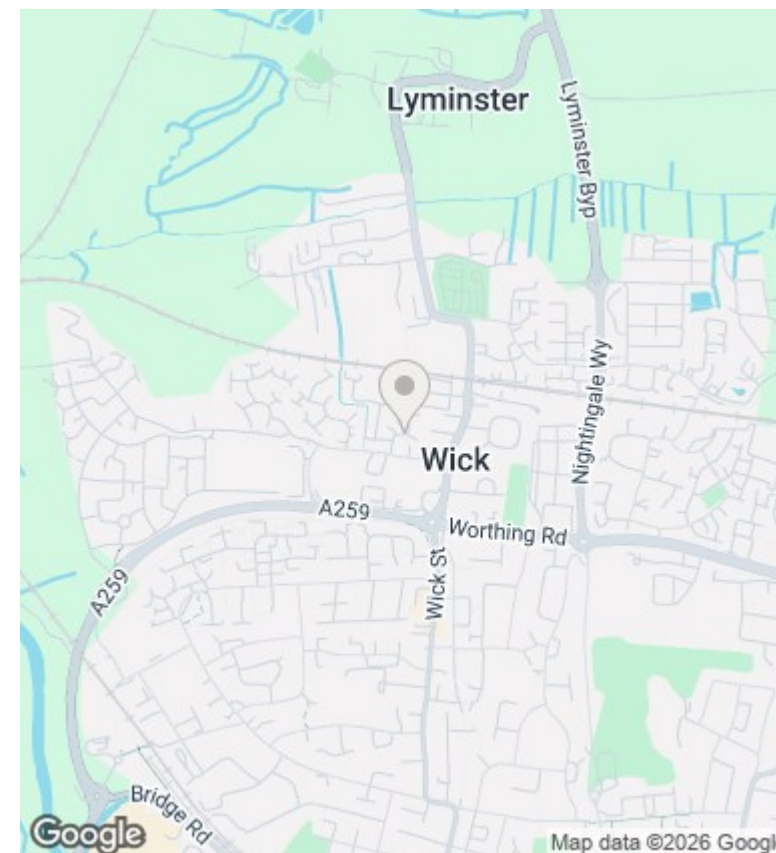




Total Area: 1076 ft² ... 99.9 m² (Includes Garage)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or misstatement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Created by Jm 2024

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	81
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.