



Parkfield Worthing Road, Wick, BN17 6JN

£445,900

- Extended 1930's Semi Detached House
- Four Double Bedrooms
- 14'09 Master Bedroom
- Chain Free
- Three Separate Reception Rooms
- Utility Room & Ground Floor Shower Room
- Driveway Providing Ample Off Road Parking
- South Facing Rear Garden
- 14'09 Lounge With Open Fireplace
- Viewing Highly Recommended To Appreciate Size Of Accommodation

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This extended 1930's Semi-Detached House is a true gem waiting to be discovered. Boasting 3 reception rooms, 4 double bedrooms, and 2 bathrooms, this property offers ample space for comfortable living.

As you step inside, you are greeted by a 14'09 lounge featuring an inviting open fireplace, perfect for cosy evenings with loved ones. The property also includes a utility room, adding convenience to your daily chores.

Built in 1930, this house exudes character and charm, with a total of 1,374 sq ft to make your own. The south-facing rear garden is a delightful spot for enjoying sunny days and al fresco dining.

Parking is made easy with a driveway that provides ample parking, ensuring you never have to worry about finding a spot after a long day.

Further benefits from being offered chain free, allowing a seamless transition.

Don't miss the opportunity to make this house your home, where classic features blend seamlessly with modern comforts. Book a viewing today and envision the endless possibilities this property holds for you and your family.



Council Tax Band: D

Tenure: Freehold



LOUNGE

14'9x13'04

DINING ROOM

12'11x11'05

BREAKFAST ROOM

13'05x9'04

KITCHEN

14'05x11'03

UTILITY ROOM

6'3x5'5

GROUND FLOOR SHOWER ROOM

5'11x5'4

BEDROOM 1

14'09x11'10

BEDROOM 2

11'01x9'08

BEDROOM 3

12'11x8'10

BEDROOM 4

11'03x7'11

FAMILY BATHROOM

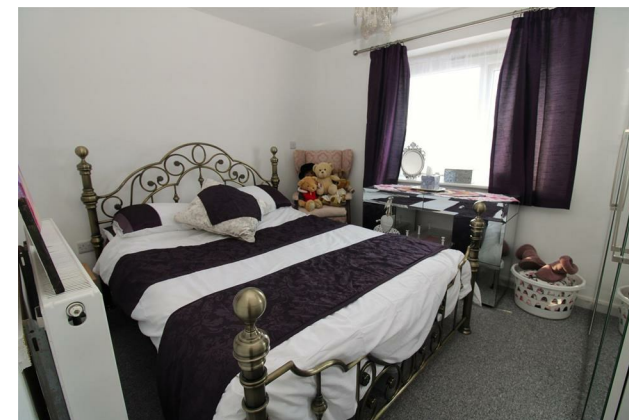
6'9x6'2

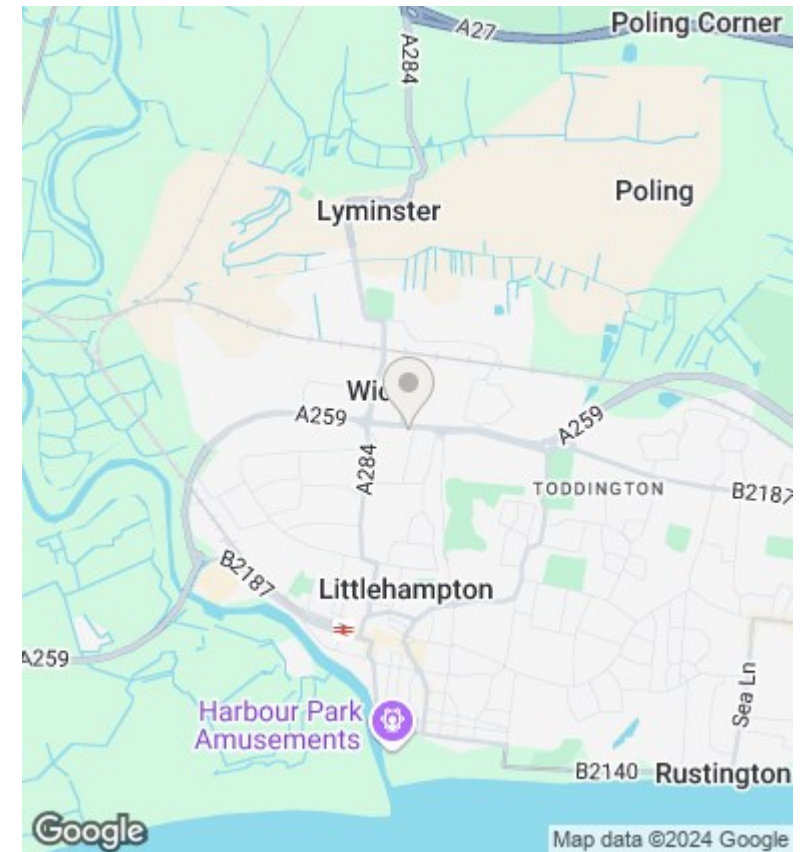
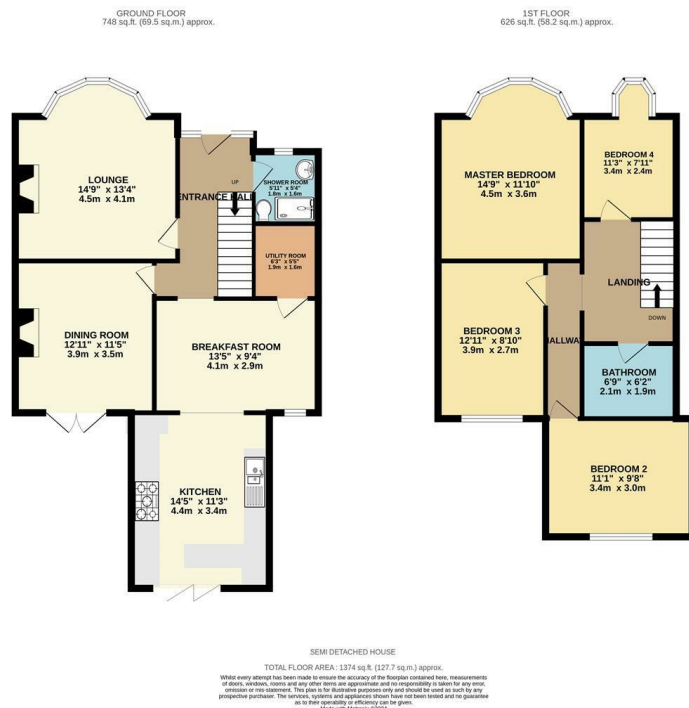
SHED

Powered and heated shed.

AGENTS NOTE

Under the provisions of the Estate Agents Act 1979, Molica Franklin Estate Agents wish to declare that they have connected persons in relation to this property.





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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.