



## 14 Roman Acre, Wick, BN17 7HN      £299,950

- 1950's Three Bedroom Semi Detached House
- 12'6 x 10'5 Lounge
- 11'9 Kitchen
- Chain Free
- South Easterly Mature Rear Garden
- Two Separate Reception Rooms
- Bathroom With Separate WC
- Driveway Parking
- Scope For Buyer To Add Their Own Touch To This Lovely Family Home
- 11'7x10'4 Bedroom 1

# 14 Roman Acre, Wick BN17 7HN

Offered to the market with no onward chain, this delightful 1950's three bedroom semi-detached home presents an excellent opportunity for buyers wishing to create their ideal family home. Set within a popular residential area, the property benefits from driveway parking and a mature south-easterly facing rear garden that enjoys plenty of natural light throughout the day.

The accommodation includes two separate reception rooms that offer flexible spaces for family life, entertaining, or working from home.

Upstairs, there are three well-proportioned bedrooms, including a generous 11'7 x 10'4 main bedroom. The bathroom, complemented by a separate WC, adds further practicality for modern living.

Outside, the mature rear garden provides a lovely private setting, ideal for relaxing or entertaining in warmer months.

This chain-free property offers a wonderful opportunity for buyers to add their own touch and create a home perfectly suited to their lifestyle.



Council Tax Band: C

Tenure: Freehold



**LIVING ROOM**

12'6x10'5

**DINING ROOM**

11'9x9'4

**KITCHEN**

11'9x9'0

**BEDROOM 1**

11'7x10'4

**BEDROOM 2**

10'8x9'5

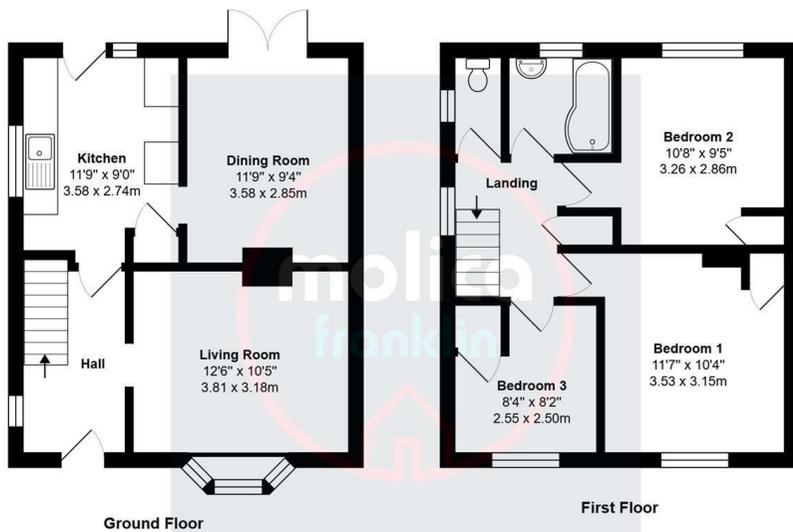
**BEDROOM 3**

8'4x8'2

**BATHROOM**

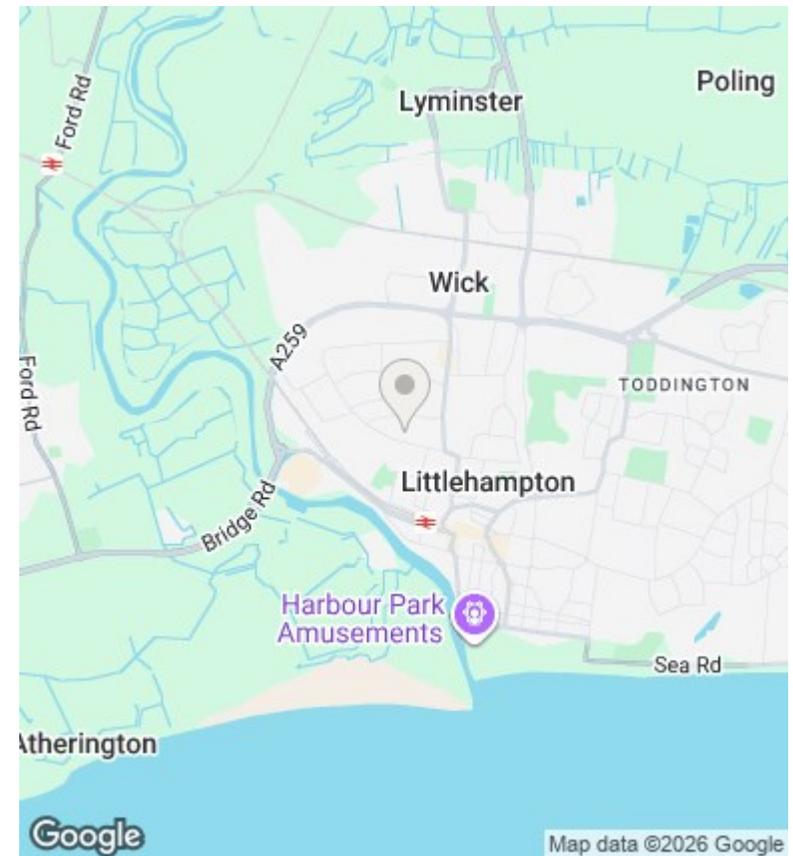
6'0x5'4





Total Approx. Floor Area 888 ft<sup>2</sup> ... 82.5 m<sup>2</sup>

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 any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by 1st Image 2025



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	74
<b>England &amp; Wales</b>	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.