



14 Empress Close, Wick, Littlehampton, West Sussex, BN17 7GZ £268,750

- Well Presented Modern Mid Terrace House
- Two Double Bedrooms
- Two Allocated Parking Spaces Directly to Front of Property
- Tucked Away Position on Well Maintained Development
- 12'9 Bedroom One With Fitted Wardrobes
- Ground Floor Cloakroom
- 17'1 Lounge with French Doors Opening Onto Rear Garden
- Well Maintained Rear Garden
- Viewing Highly Recommended

14 Empress Close, Littlehampton BN17 7GZ

Well-Presented Modern Mid-Terrace Home with Parking

Tucked away in a quiet and well-maintained development, this modern mid-terrace house offers stylish and comfortable living in a desirable location. The property features two generous double bedrooms, including a spacious main bedroom with fitted wardrobes, providing excellent storage.

The ground floor comprises a separate kitchen to the front of the property and to the rear, a bright and airy 17'1 lounge/diner with French doors leading directly to the well-maintained rear garden, perfect for relaxing or entertaining. A convenient ground floor cloakroom adds to the practicality of the home.

To the front, you'll find two allocated parking spaces positioned directly outside the property, offering ease and convenience for residents and visitors alike.

This well-presented home is ideal for those seeking a peaceful setting with modern comforts – early viewing is highly recommended.



Council Tax Band: C

Tenure: Freehold



LOUNGE/DINER

17'1 x 12'9

KITCHEN

9'8 x 5'4

BEDROOM ONE

12'9 x 10'2

BEDROOM TWO

12'9 x 9'2

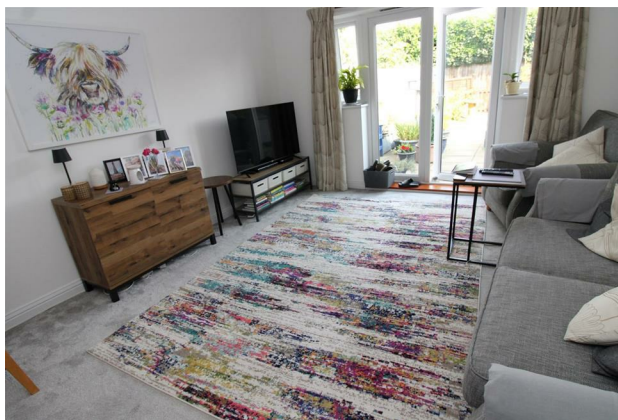
BATHROOM

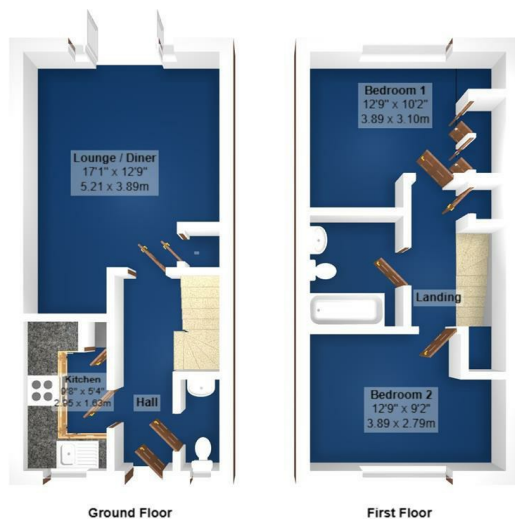
7'2 x 6'7

GROUND FLOOR W/C

ESTATE FEE

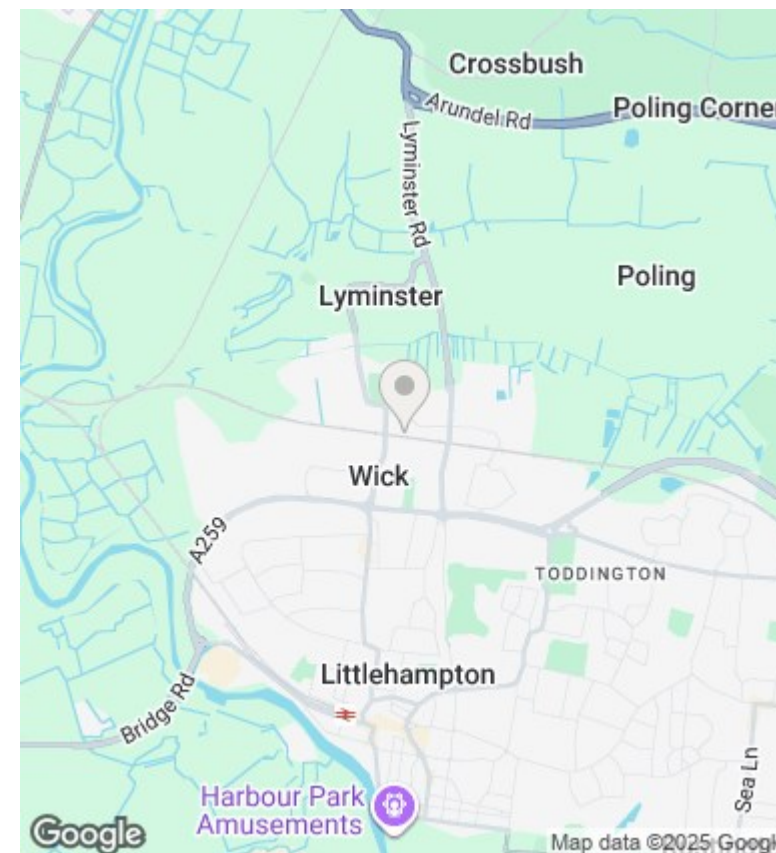
Approx £380 PA- for the
upkeep of the
development





Total Approx. Floor Area 706 ft² ... 65.6 m²

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 misstatement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	77	82
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.