



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

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

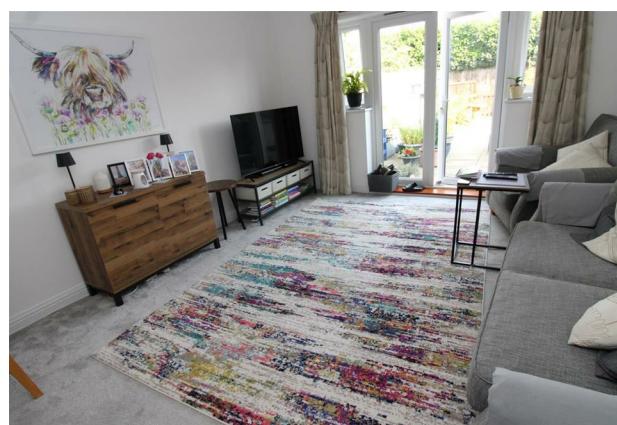
BEDROOM TWO
12'9 x 9'2

BATHROOM
7'2 x 6'7

GROUND FLOOR W/C

ESTATE FEE

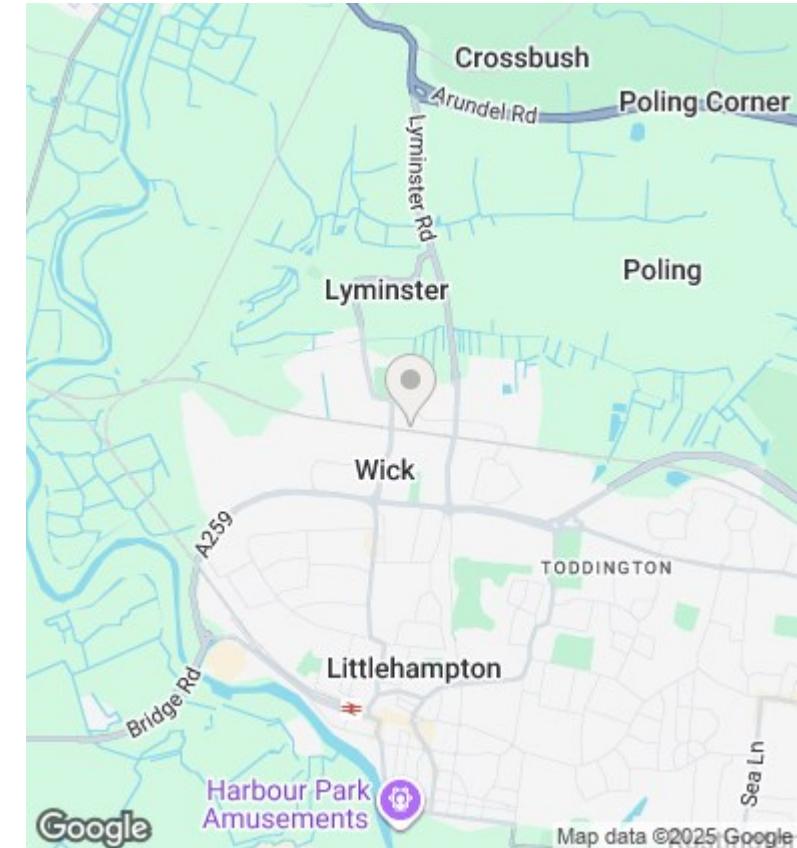
Approx £380 PA- for the
upkeep of the
development





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

Total Approx Floor Area 706 ft² ... 65.6 m²



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		
(55-68) D		
(39-54) E		
(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.