



## 79 Greenfields, Wick, Littlehampton, BN17 7HF

- Spacious Terrace House
- 15'9" Lounge with French Doors Overlooking Rear Garden
- 13' 8" x 8' 11" Master Bedroom
- Viewing Highly Recommended to Appreciate Size of This Lovely Home
- Three Bedrooms
- Refitted 16'7" Kitchen/Diner
- 12' 8" x 8' 11" With Fitted Wardrobes

£250,000

- Westerly Rear Garden
- Front Porch & Ground Floor WC
- Modern Refitted White Bathroom Suite

# 79 Greenfields, Littlehampton BN17 7HF

## Spacious Three-Bedroom House with Westerly Rear Garden

This well proportioned home offers generous living space ideal for modern family life. The property welcomes you via a front porch, leading to a refitted 16'7 kitchen/diner, offering ample space for cooking, dining, and entertaining. To the rear, a bright 15'9 lounge, featuring French doors that open directly onto the westerly-facing rear garden – perfect for enjoying afternoon and evening sun. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, there are three well-proportioned bedrooms, including a generous master bedroom measuring 13'8" x 8'11", and a second double 12'8" x 8'11" with fitted wardrobes. The accommodation is finished with a modern refitted white bathroom suite, creating a clean and contemporary feel.

Viewing is highly recommended to appreciate the size and overall quality on offer.



Council Tax Band: B

Tenure: Freehold



**KITCHEN/DINER**

16' 7" x 9' 9"

**LOUNGE**

15' 9" x 12' 6"

**BEDROOM ONE**

13' 8" x 8' 11"

**BEDROOM TWO**

12' 8" x 8' 11"

**BEDROOM THREE**

9' 5" x 6' 5"

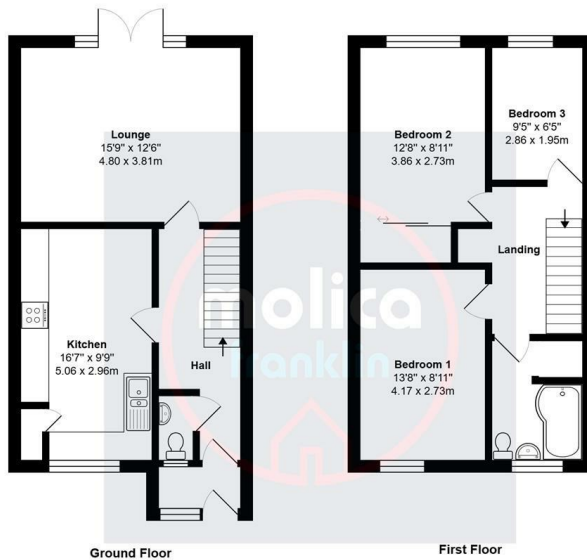
**FAMILY BATHROOM**

8'49 x 6'35

**GROUND FLOOR W/C**

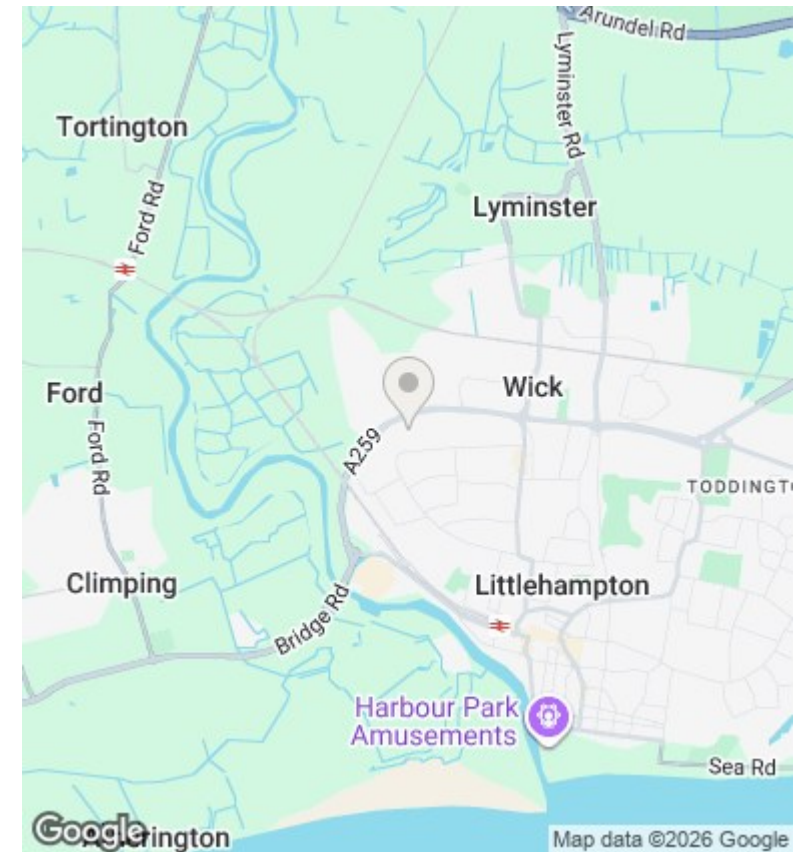
4' 7" x 2' 5"





Total Area: 959 ft<sup>2</sup> ... 89.1 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 error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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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) <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>		
<i>Not energy efficient - higher running costs</i>		
	76	80
<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.