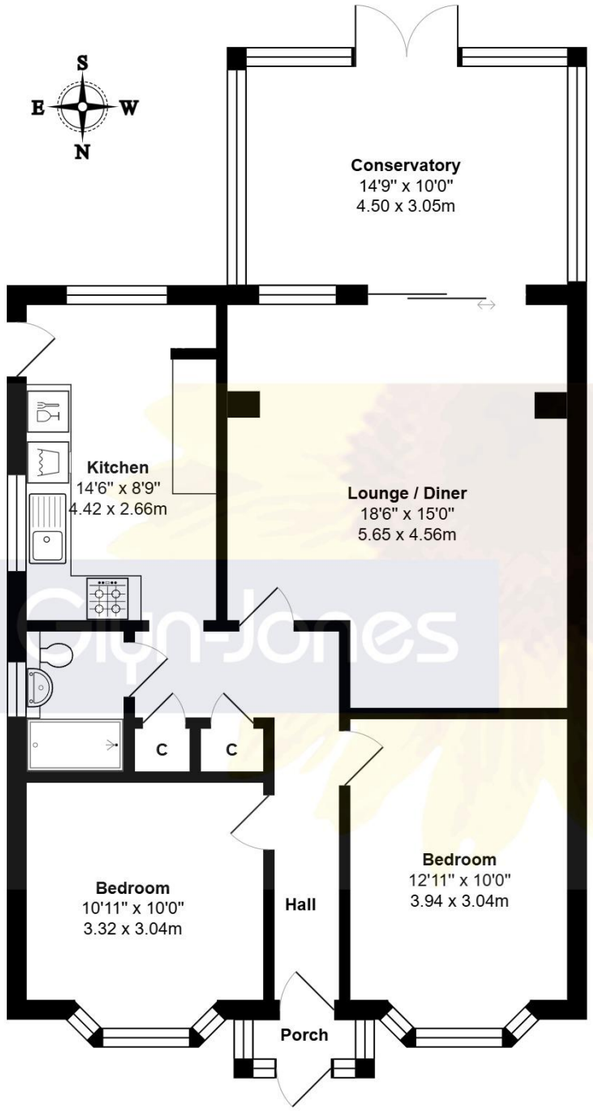


9 Courtwick Road, Wick
Littlehampton BN17 7NE
£325,000 Freehold



A well Presented Double-Fronted Bungalow with South-Facing Garden

Occupying a desirable position on a highly regarded road on the outskirts of Littlehampton, this attractive double-fronted semi-detached bungalow offers spacious and well-balanced accommodation, complemented by a thoughtfully extended rear, a generous conservatory and a particularly impressive south-facing rear garden.

From the entrance porch, you are welcomed into a central hallway providing access to all principal rooms. To the front of the property are two well-proportioned double bedrooms, both enjoying excellent natural light.

At the heart of the home is the impressive 18ft south-facing living room, providing a wonderfully spacious and inviting reception area. The room has been enhanced by the rear extension and flows seamlessly through to the spacious conservatory, creating an ideal setting for relaxing, entertaining and enjoying views across the garden.

The re-fitted kitchen combines contemporary styling with practicality and offers a good range of storage and preparation space. There is provision and plumbing for two appliances, together with an integrated cooker and hob. A wall-mounted boiler provides gas central heating throughout the property.

The accommodation is completed by a stylish modern shower room, while further benefits include double glazing throughout and off-road parking to the front for two vehicles.

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Council Tax Band: C

Energy Rating: D

NOTE – For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable. Glyn-Jones and Company may from time to time receive referral fees from businesses we recommend, including for financial services advice and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.

The rear garden is undoubtedly one of the property's finest features. Enjoying a private and enviable south-facing aspect, it provides an attractive and secluded outdoor environment, predominantly laid to lawn and thoughtfully complemented by a central pathway, mature shrubs and established trees. A metal storage shed provides useful additional storage, while the garden is enclosed by a wall, enhancing both privacy and security.

This appealing home combines generous living accommodation with a superb outdoor space and excellent practicality, making it an ideal choice for those seeking a comfortable and well-positioned bungalow close to the amenities and attractions of Littlehampton.







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