



9 Redwing Close, Wick, BN17 7GT

£389,950

- Extended Detached Family Home
- Garage/Study Area
- 14'40 Bay Fronted Lounge
- Popular 'Birds Estate' Development
- Three Bedrooms
- Three Separate Reception Rooms
- 19'93 x 12'8 Conservatory
- Ample Off Road Parking
- Utility Room & Ground Floor W/C
- South Easterly Generous Size Garden for Location

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Extended Detached Family Home on the Popular 'Birds Estate'

Nestled within the sought-after 'Birds Estate' development, this extended three-bedroom detached family home offers a superb blend of spacious living and modern convenience.

The property features three separate reception rooms, including a 14'4" bay-fronted lounge, a versatile dining room, and a 19'9" x 12'8" conservatory that overlooks the rear garden — perfect for relaxing or entertaining.

A well-equipped kitchen, utility room, and ground floor W/C add to the home's practicality, while the garage has been partially converted to provide a study area—ideal for home working or hobbies.

Outside, the property boasts ample off-road parking and a generous south-easterly facing garden, offering plenty of space for family enjoyment and outdoor living.

This exceptional home provides a rare opportunity to secure a spacious property in a desirable location, early viewing is highly recommended.



Council Tax Band: D

Tenure: Freehold



LOUNGE

14'40 x 10'70

DINING ROOM

10'05 x 9'66

KITCHEN

9'99 x 9'99

UTILITY ROOM

10'02 x 5'32

CONSERVATORY

19'93 x 12'8

GROUND FLOOR W/C

5'7 x 2'57

BEDROOM ONE

11'41 x 10'64

EN SUITE SHOWER ROOM

10'57 x 3'21

BEDROOM TWO

9'95 x 8'86

BEDROOM THREE

8'22 x 7'16

FAMILY BATHROOM

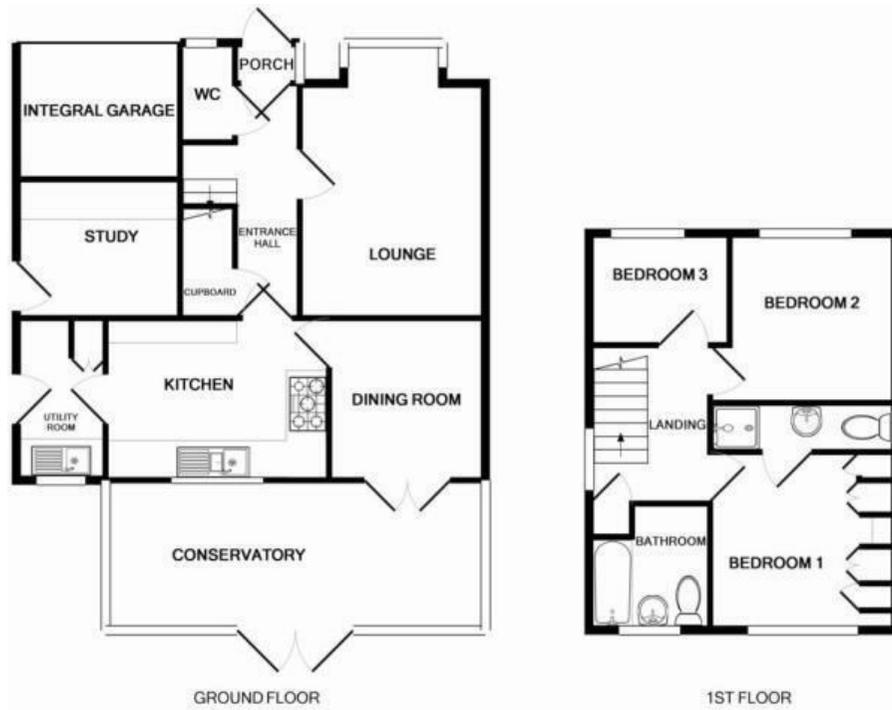
7'59 x 6'37

GARAGE

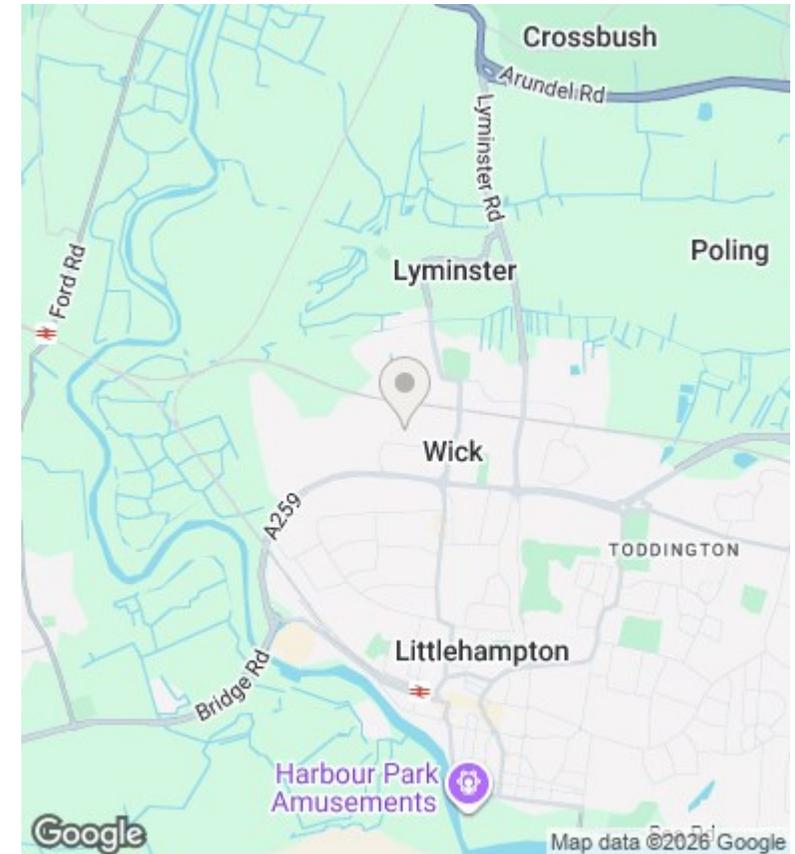
Metal up & over door, with storage area to front & access from side of of house. Rear

portion of garage (10'04 x 7'83) partitioned to create study area, could be reinstated to full garage if required.





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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		
	73	77
England & Wales	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.

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.