



## 2 Sussex Street, Wick, Littlehampton, West Sussex, BN17 6JD    £260,000

- Extensively Refurbished End of Terrace Cottage
- Newly Redecorated & New Floor Coverings Throughout
- Newly Refitted Shower Room
- Chain Free
- West Facing Rear Garden
- New Combination Boiler & Upgraded Electrics
- Close To Local Shops & Amenities
- Two Separate Reception Rooms
- Newly Refitted Kitchen
- Vacant Possession

## 2 Sussex Street, Littlehampton BN17 6JD

An extensively refurbished end of terrace cottage, offered chain free and finished to a high standard throughout, making it an ideal first-time purchase or investment opportunity.

The property has been newly redecorated with new floor coverings and benefits from two separate reception rooms, providing flexible living and dining space. The newly refitted kitchen is modern and practical, while the newly refitted shower room has been finished with contemporary fittings. Further improvements include a new combination boiler and upgraded electrics, offering peace of mind to the next owner.

To the rear is a west facing garden, perfect for afternoon and evening sun. Conveniently located close to local shops and amenities, this charming cottage combines character with modern living and is ready for immediate occupation.

Early viewing is highly recommended to fully appreciate the quality of refurbishment on offer.



Council Tax Band: B

Tenure: Freehold



**LOUNGE**

12'7 x 10'7

**DINING ROOM**

12'8 x 10'8

**KITCHEN**

7'10 x 7'1

**BEDROOM ONE**

12'8 x 11

**BEDROOM TWO**

10'1 x 5

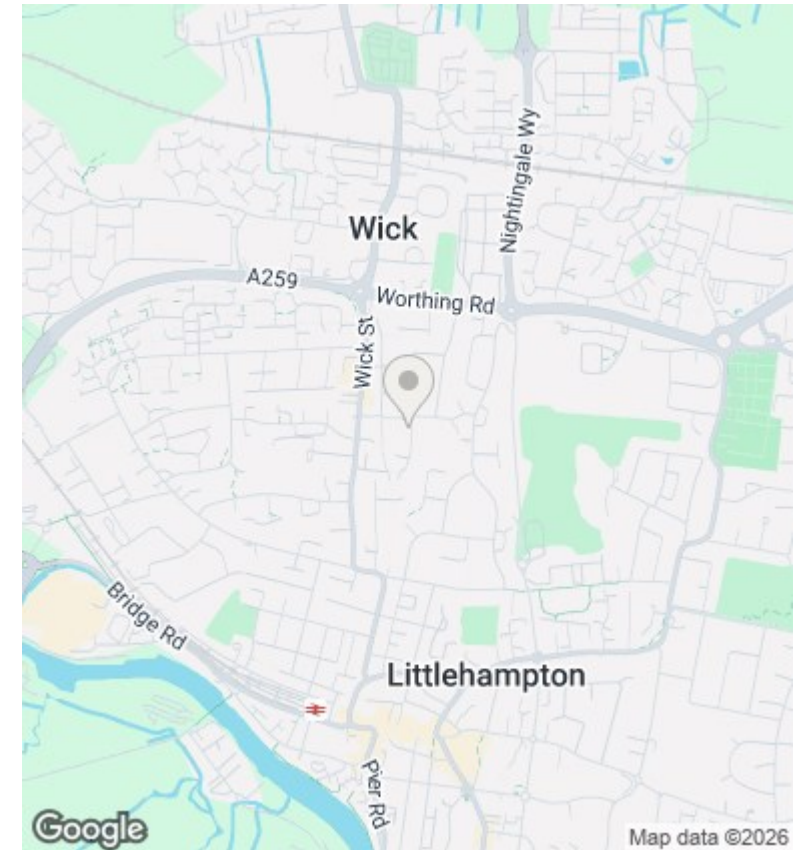
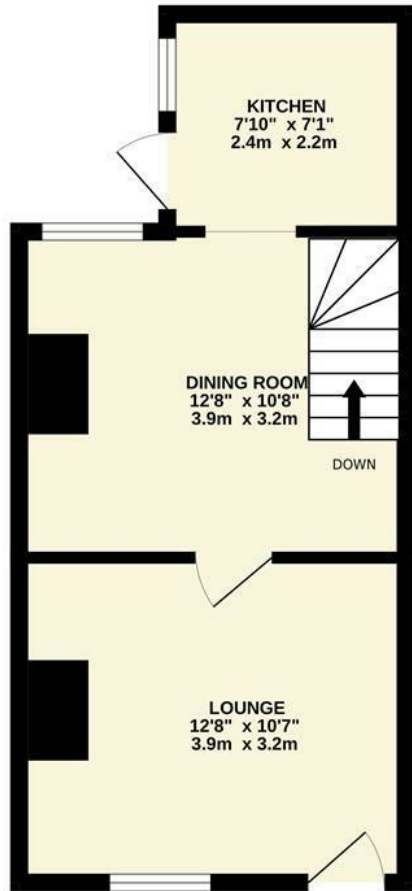
**BATHROOM**

6'8 x 5'5

**AGENTS NOTE**

A new gas combi boiler was installed & the electrics were upgraded in 2025- after the current EPC rating.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<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.

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.