60 Wick Farm Road, Wick, Littlehampton, West Sussex, BN17 7HG

£220,000

- First Floor Maisonette Occupying Whole First Floor of Detached Building
- Private Southerly Facing Rear Garden
- Additional Outside Space to Side & Storage Shed
- Chain Free With Vacant Possession
- Three Bedrooms
- New 175 Year Lease
- Approx 1.1 miles to Sea Front & 0.6 Miles To Train Station
- Off Road Parking
- Own Private Entrance
- Low Outgoings

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This first-floor maisonette occupies the entire first floor of a detached building, offering a spacious and private living space. It includes three well-sized bedrooms, providing ample room for family or guests. The property features off-road parking for convenience and a private southerly-facing rear garden, ideal for outdoor relaxation and enjoyment. The property is offered with the benefit of a brand new 175-year lease, providing exceptional long-term security and making it highly attractive to both owner-occupiers and investors alike.

Additional outdoor space to the side of the property, along with a storage shed, offers plenty of room for storage or hobbies. The maisonette has its own private entrance, enhancing the sense of privacy and independence.

Located approximately 1.1 miles from the sea front, the property is also just 0.6 miles from the train station, providing easy access to transportation. With low outgoings, this maisonette offers both comfort and practicality.

3 1 1 C 75

Council Tax Band: B

Tenure: Leasehold

Entrance Hall
10'4" x 6'7"

Lounge
14'6 max x 10'8
Narrowing to 13'01

Kitchen
9'4 x 9'6

Bathroom
7'7 x 6'8

Bedroom 1:
12'9 x 10'8

Bedroom 2:
13 x 9'5

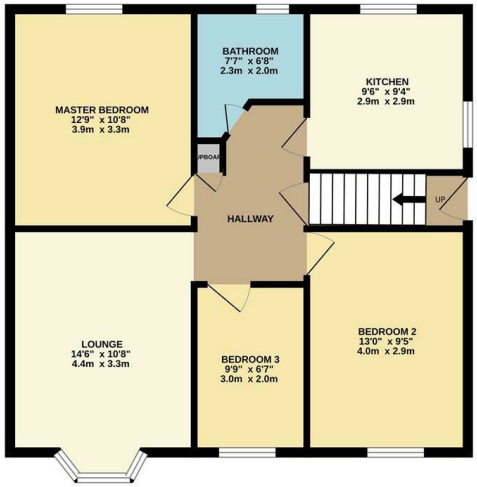
Bedroom 3:
9'9 x 6'7

Lease
Approximately 175 Years
Remaining

Service Charge
Approx £270.40 pa

Ground Rent
Approx £10 PA

GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



3 BEDROOM MAISONETTE

TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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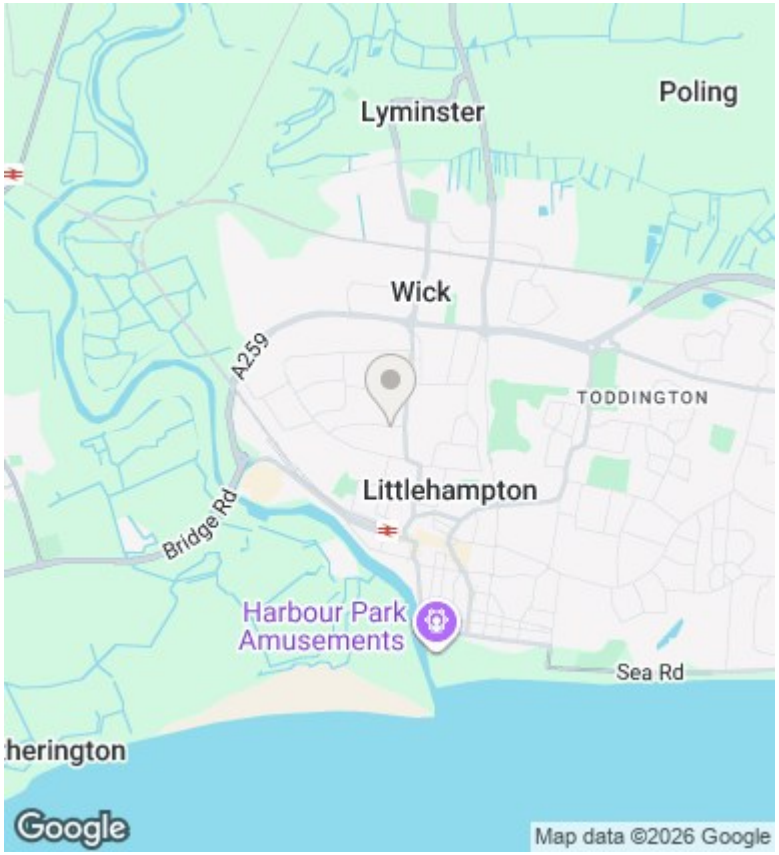
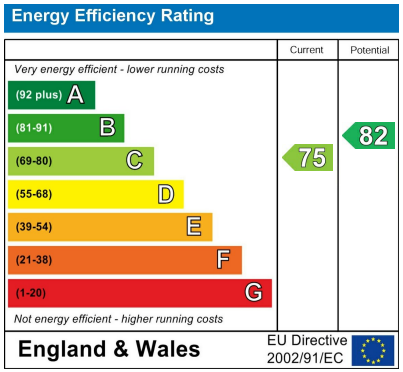


Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East 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.



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.

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