



9 Hinchliff Drive, Wick, Littlehampton, BN17 7GB Offers Over

- Chain Free
- Two Allocated Parking Spaces
- 16'97 Top Floor Master Bedroom with En Suite
- Viewing Recommended to Appreciate Home
- Modern Mid Terrace Home
- 11'8 Kitchen/Breakfast Room Overlooking Rear Garden
- Ground Floor Cloakroom
- Three Double Bedrooms
- 14'74 x 11'11 South Facing Lounge/Diner
- Popular Hampton Park Development

9 Hinchliff Drive, Littlehampton BN17 7GB

Offered to the market chain free, this modern mid-terrace home is located within the popular Hampton Park development and offers well-presented accommodation arranged over three floors.

The ground floor features an entrance hall, a bright 14'7 x 11'11 south-facing lounge/diner, and a convenient cloakroom. To the rear, a modern 11'8 kitchen/breakfast room overlooks the garden and provides an excellent space for both everyday living and entertaining, with direct access outside.

On the first floor are two double bedrooms and a family bathroom. The top floor master bedroom measures 16'9 and benefits from its own en-suite shower room, creating a spacious and private principal suite.

Externally, the property enjoys a rear garden and the added advantage of two allocated parking spaces.

Viewing is highly recommended to fully appreciate this home.



Council Tax Band: D

Tenure: Freehold



LOUNGE/DINER

14'74 x 11'80

**KITCHEN/BREAKFAST
ROOM**

11'85 x 8'36

**GROUND FLOOR CLOAK
ROOM**

4'43 x 3'66

MASTER BEDROOM

16'97 max x 8'52

Narrowing to 13'19

MASTER ENSUITE

11'11 x 4'97

BEDROOM TWO

11'82 x 9'04 max

BEDROOM THREE

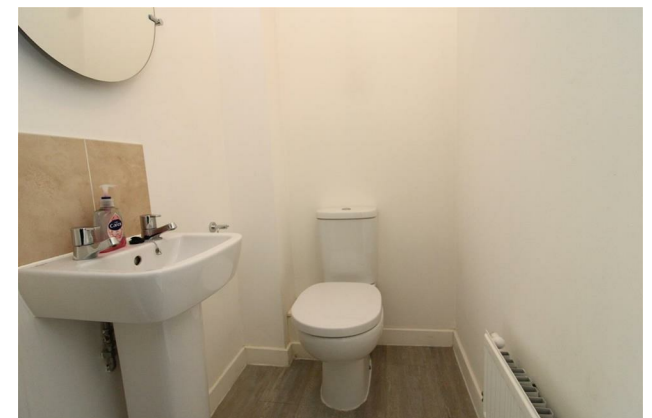
11'82 x 10'63 max

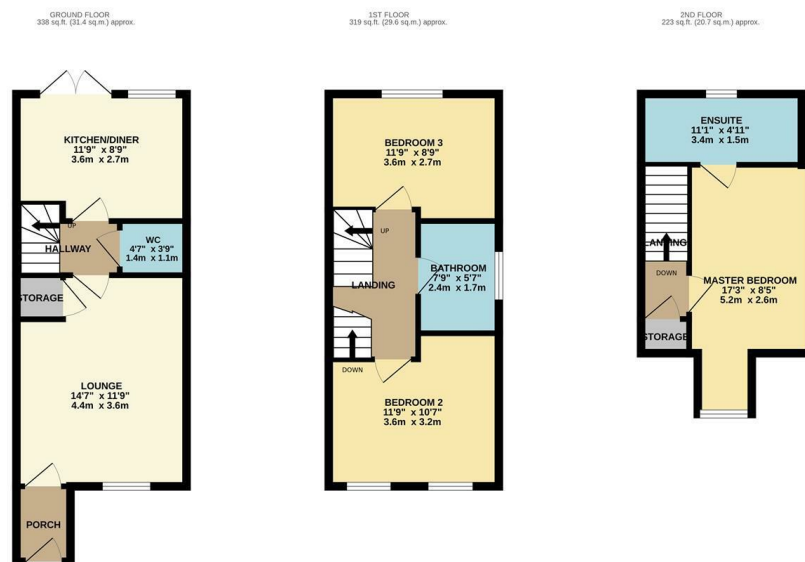
FAMILY BATHROOM

7'87 x 5'61

ESTATE FEE

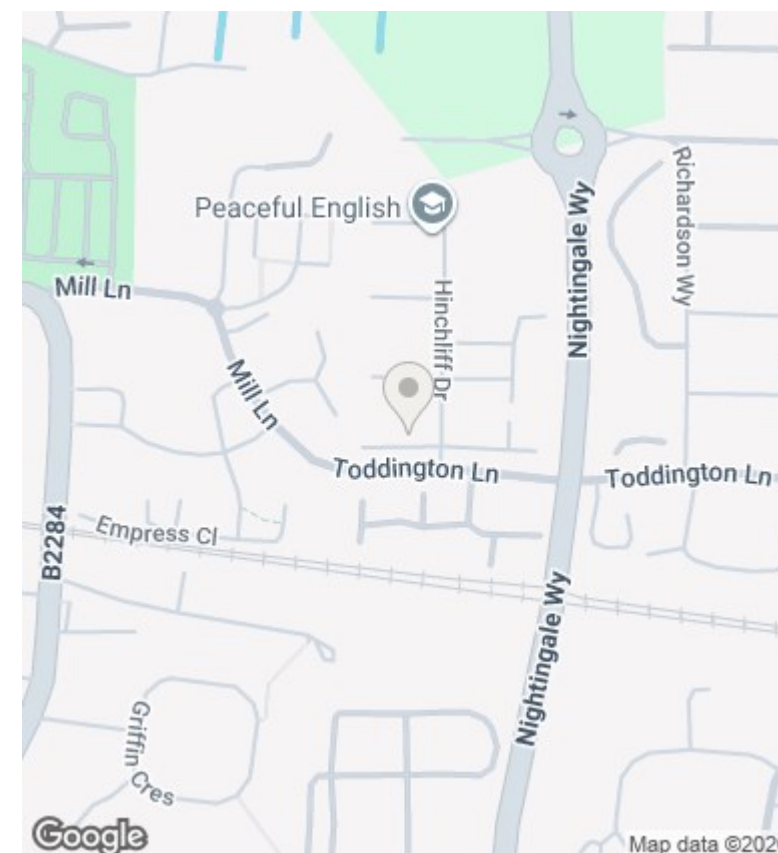
Approx £360 PA





3 BEDROOM TOWN HOUSE
TOTAL FLOOR AREA: 880 sq ft. (81.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.