



9 Empress Close, Wick – BN17 7GZ

£235,000 Guide Price | Freehold

Show home standard one bedroom freehold house presented as new throughout • Stylish refitted kitchen with modern finishes • Separate living room with useful understairs storage cupboard • Double doors opening onto a low maintenance patio garden • Generous double bedroom with impressive dressing area • Ensuite bathroom with separate space for a plumbed appliance • Allocated parking space for added convenience



This beautifully presented one bedroom freehold house is offered in true show home standard and feels as good as new throughout. Thoughtfully updated, the property features a stylish refitted kitchen, a separate living room with a useful understairs storage cupboard, and double doors opening onto a low maintenance patio garden – perfect for relaxing or entertaining. An allocated parking space adds further everyday convenience.

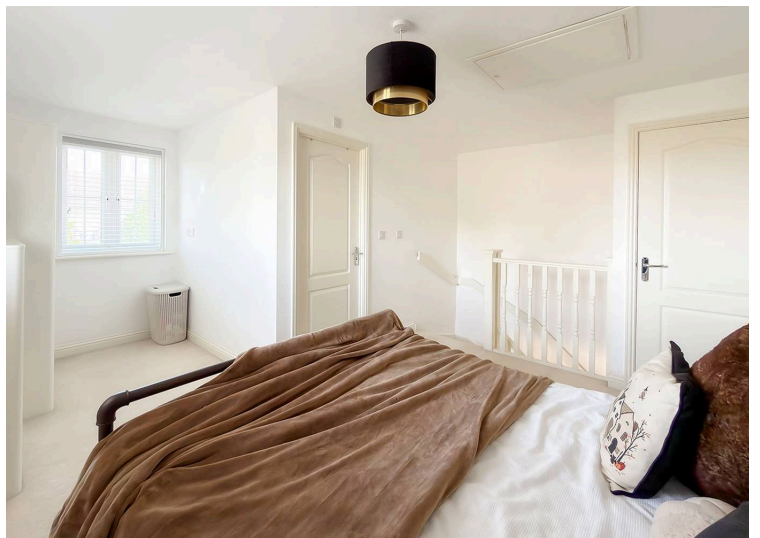
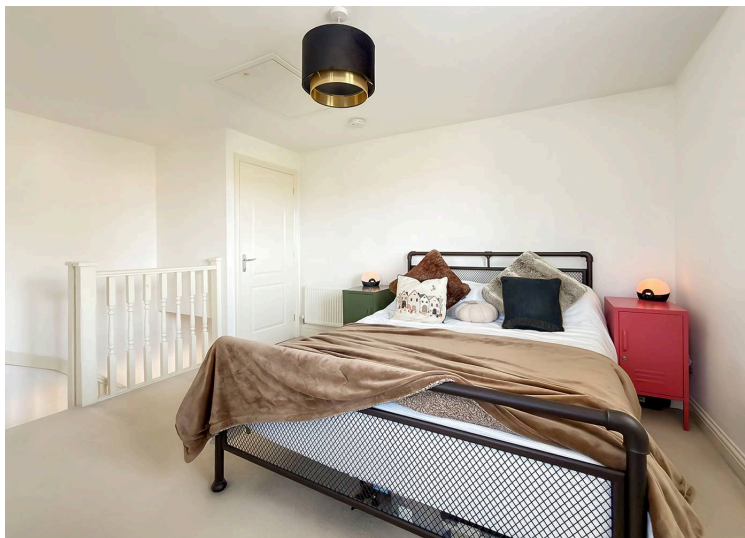
Upstairs, the generous double bedroom benefits from an impressive dressing area, creating a superb sense of space and practicality. The ensuite bathroom is well appointed and also offers a separate area for a plumbed appliance, making excellent use of the layout. Enjoying a pleasant outlook over an attractive greensward, this charming home combines comfort, style and convenience in an enviable setting.

Perfectly positioned, the home is within easy reach of Rustington Village, Littlehampton High Street, the riverfront and the beach. A wide choice of larger retailers and supermarkets, including Next, Dunelm, Sainsbury's, Waitrose, Morrisons and Aldi, are also conveniently nearby.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





Kitchen

7' 1" x 6' 3" (2.16m x 1.91m)

Living Room

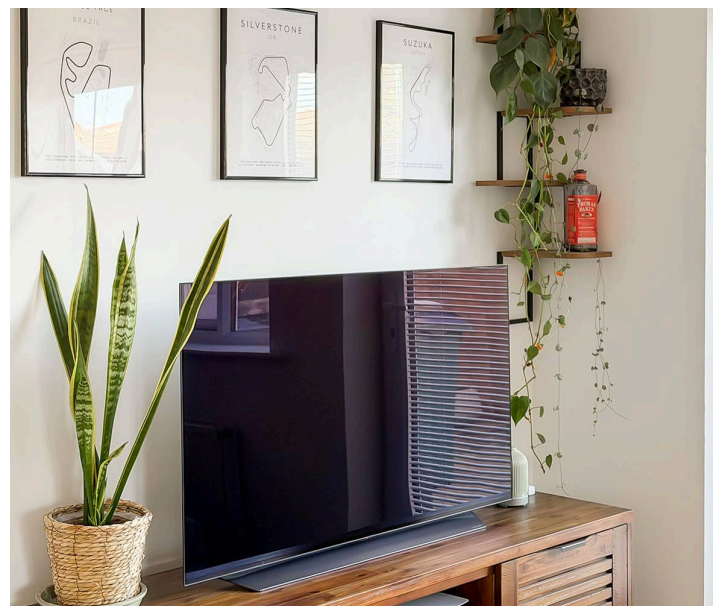
15' 4" x 10' 4" (4.67m x 3.15m)

Bedroom 1

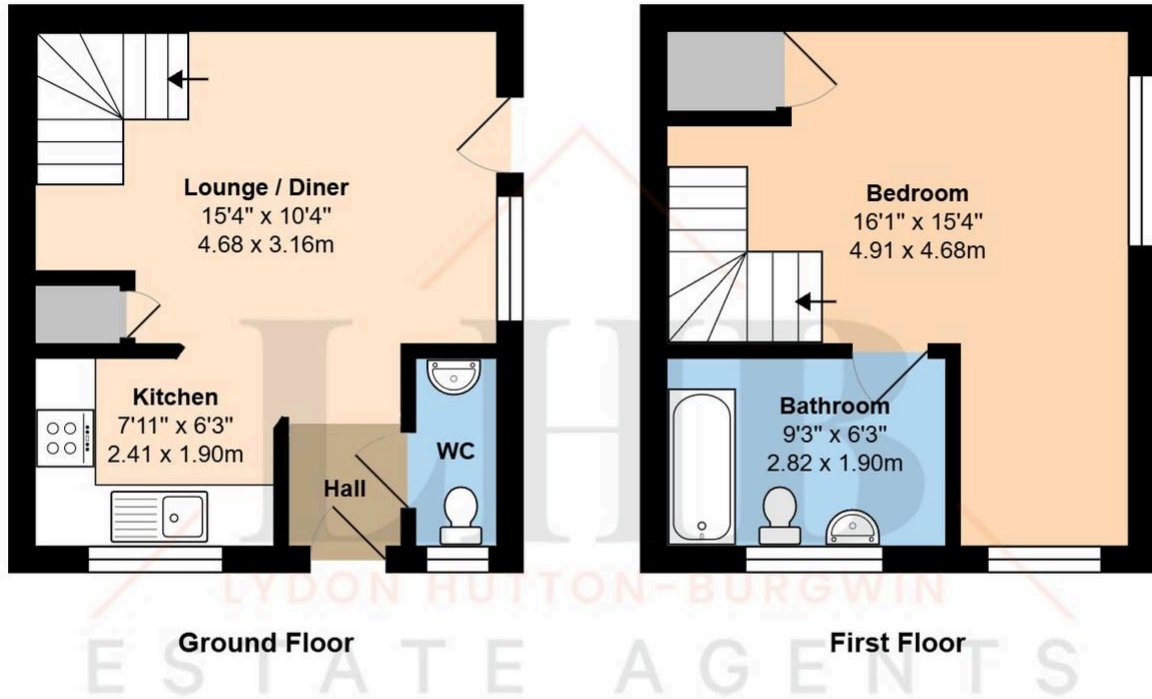
16' 1" x 15' 4" (4.90m x 4.67m)

Bathroom

9' 3" x 6' 3" (2.82m x 1.91m)







Total Area: 484 ft² ... 45.0 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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