



## 11 The Crossways, Wick, Littlehampton, BN17 7NJ

£285,000

- Two Bedroom Extended Semi-Detached Bungalow
- 14'1 Kitchen/Breakfast Room
- 16'7 Garage With Shared Driveway
- Chain Free With Vacant Possession
- Two Separate Reception Rooms
- Generous South Easterly Rear Garden
- 17'3 Extended Master Bedroom
- Tucked Away Position In Cul-de-sac on Corner Plot
- In Need Of Some Cosmetic Updating
- Close To Local Shops & Bus Routes

# 11 The Crossways, Littlehampton BN17 7NJ

Nestled in the charming area of Wick, Littlehampton, this delightful semi-detached bungalow at The Crossways offers a wonderful opportunity for those seeking a comfortable and convenient home. The property is ideally situated in a peaceful neighbourhood, making it perfect for families, retirees, or anyone looking for a serene living environment.

This semi-detached design allows for a sense of community while still providing privacy. The single-storey layout is particularly appealing, as it eliminates the need for stairs, ensuring that all rooms are easily accessible.

The surrounding area boasts a variety of local amenities, including shops, schools, and parks, all within a short distance. Littlehampton itself is known for its beautiful coastline and vibrant community, offering a range of recreational activities and leisure options. Whether you enjoy a leisurely stroll along the beach or prefer the tranquillity of nearby parks, this location has something for everyone.

This bungalow presents an excellent opportunity for those looking to create their ideal living space in a sought-after area. With its convenient location and the potential for personalisation, this property is sure to attract interest. Do not miss the chance to make this charming bungalow your new home in Littlehampton.



Council Tax Band: C

Tenure: Freehold



**Porch**

5'2 x 2'1

**Lounge**

13'3 x 12'9

**Dining Room**

11'8 x 10'1

**Bedroom 1**

17'3 x 9'

**Bedroom 2**

14'1 x 6'7

**Kitchen/Breakfast Room**

14'1 x 9'

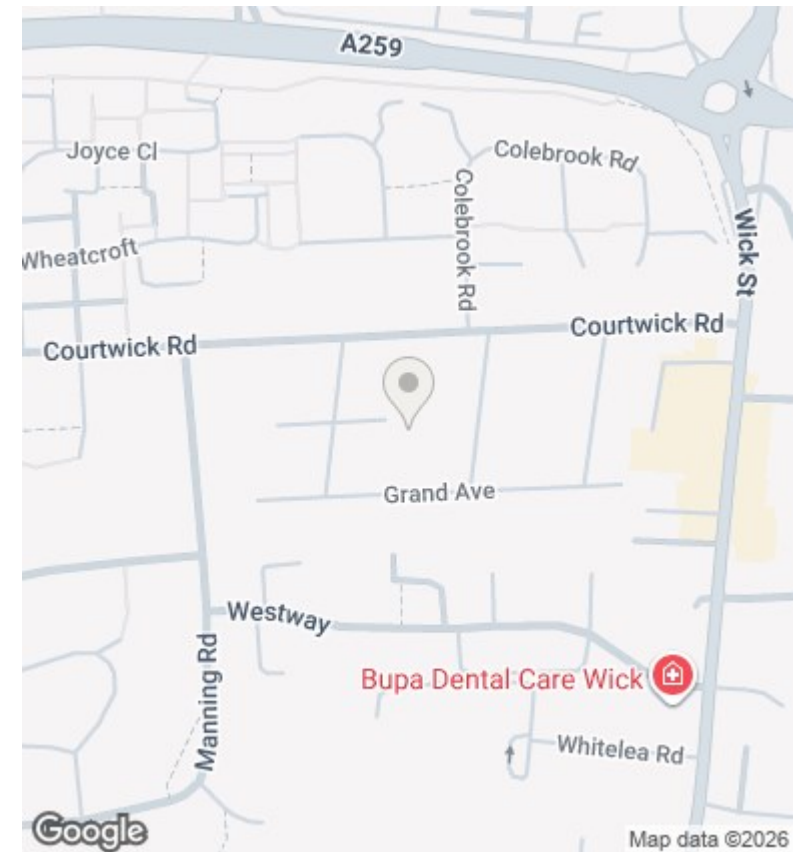
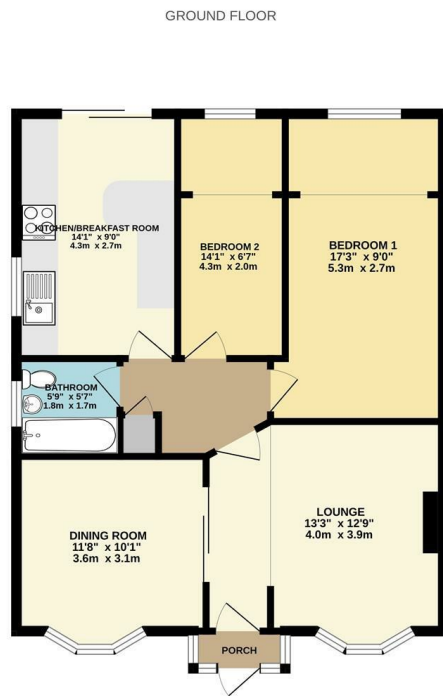
**Bathroom**

5'9 x 5'7

**Garage**

16'7 x 8'2





| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (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 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.