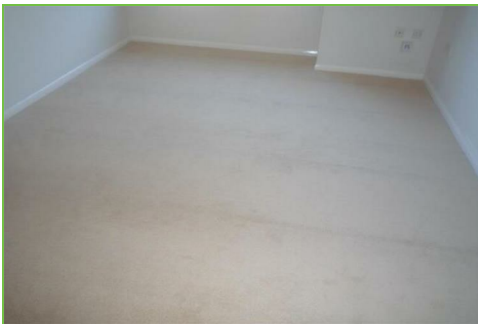




Flat 3, 1-2 Norfolk House Wick Street, Wick, Littlehampton, BN17 7IR

Offers Over £160,000

Conveniently located within easy walking distance of local shops, schools, and amenities, this well presented two-bedroom apartment offers generous living space. The split level accommodation comprises living room leading to the kitchen, two double bedrooms and a bathroom. Having gas central heating and double glazing and benefits from a communal rear garden.

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Main front door

Communal hallway up to first floor front door to:

Entrance hall

Radiator, built in storage cupboard and stairs up to the second floor.

Separate wc

Low level wc and a pedestal wash basin.

Lounge

16'5 x 9'7 (5.00m x 2.92m)

Radiator, and two double glazed windows.

Kitchen

9'8 x 6'8 (2.95m x 2.03m)

A range of wall and base units with work surfaces incorporating a stainless steel sink unit, built in four burner electric hob with oven and grill under, plumbing for washing machine, integrated dishwasher and a space for a tall fridge/freezer. Double glazed window and a wall mounted gas boiler.

Bedroom 2

8'9 x 7' (2.67m x 2.13m)

Double glazed window and a radiator.

Second floor hallway

Velux window.

Bedroom 1

13'7 into dormer x 12'9 into dormer window (4.14m into dormer x 3.89m into dormer window)

Having sloping ceilings this double bedroom has a radiator and double aspect, double glazed windows.

Bathroom

White suite comprising paneled bath with shower attachment, low level wc, pedestal wash basin, part tiled surround and a Velux window.

Communal garden

To the rear of the development and being mainly laid to lawn.

Agents note

Lease: 125 years from 1st September 2017. 117 years remaining.

Service charge: £851.24 per annum approximately

Ground rent: £150 per annum

Disclaimer

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