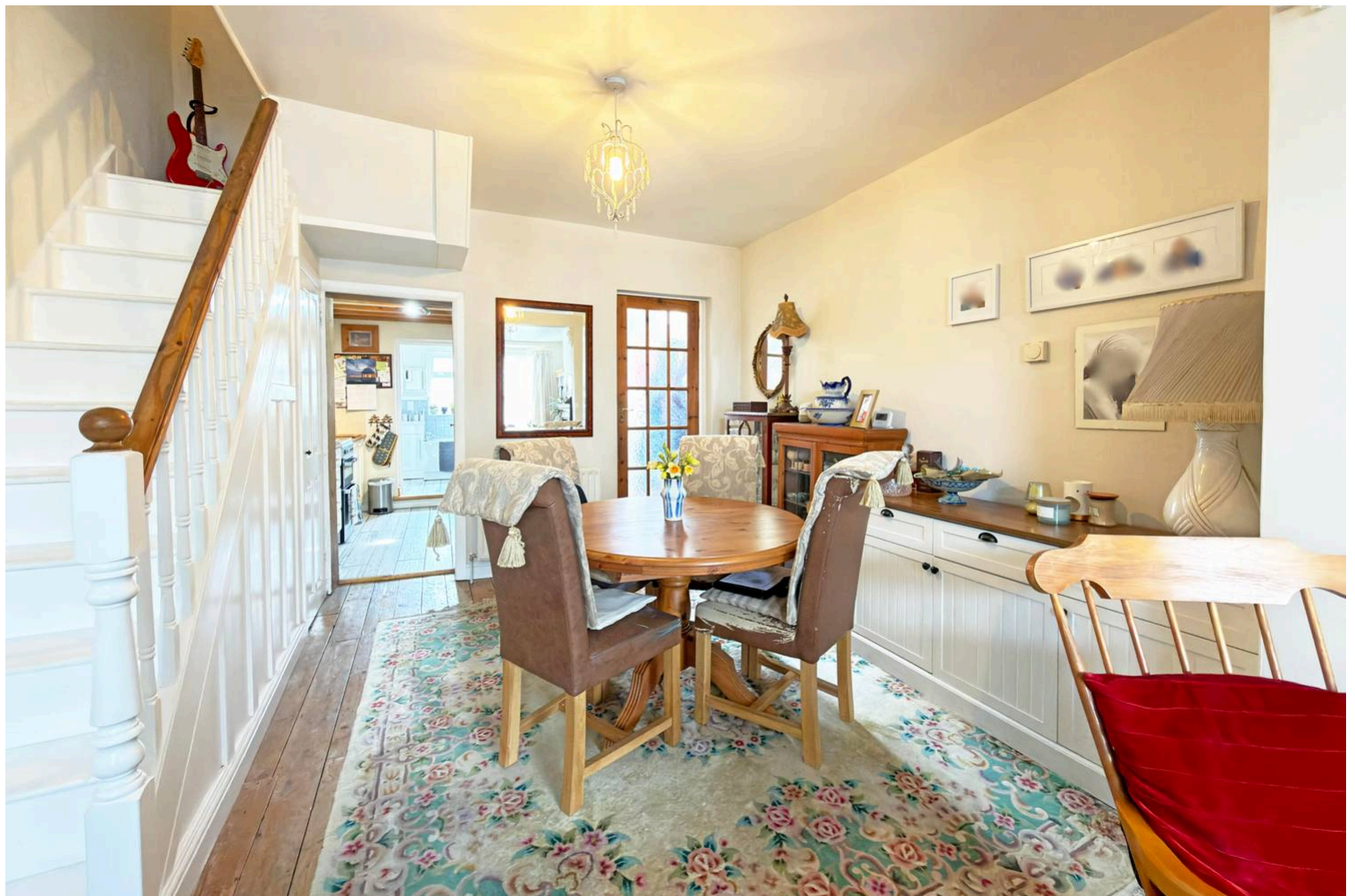




112 Wick Street, Wick – BN17 7JT

£255,000 | FREEHOLD Freehold

Charming three-bedroom Victorian character cottage offered to the market chain free • Deceptively spacious accommodation that must be viewed internally to be fully appreciated • Two open plan ground floor reception areas arranged as living and dining spaces • Seamless flow through to the kitchen at the rear, ideal for modern living and entertaining • Three well-proportioned bedrooms on the first floor • Ground floor bathroom featuring a separate shower cubicle • Beautiful cottage-style garden arranged into sections with mature plants, shrubs and multiple seating areas • Substantial rear garage/workshop with additional benefit of off-road parking for one vehicle



This charming three-bedroom Victorian cottage is offered to the market chain free and is truly deceptive in its proportions, requiring internal viewing to be fully appreciated. Brimming with character throughout, the ground floor features two open plan reception areas arranged as a cosy living room and dining space, flowing seamlessly through to the kitchen at the rear, creating a sociable and versatile layout ideal for both everyday living and entertaining.

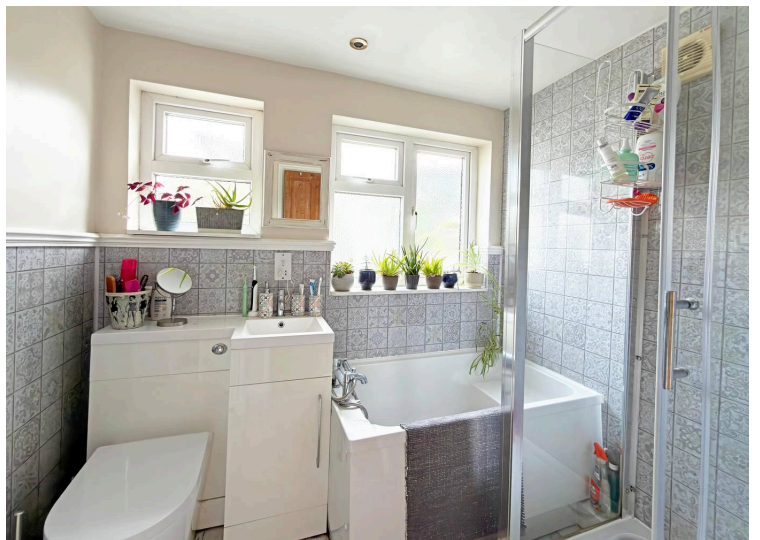
Upstairs, the property offers three well-proportioned bedrooms, while a ground floor bathroom serves the home, complete with a separate shower cubicle for added convenience. Outside, the delightful cottage-style garden has been thoughtfully arranged into sections, with an array of attractive plants and shrubs surrounding multiple seating areas. To the rear of the plot, a substantial garage/workshop provides excellent storage or hobby space, along with the added benefit of off-road parking for one vehicle.

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

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Living Room / Dining Room

25' 1" x 12' 6" (7.65m x 3.81m)

Kitchen

9' 3" x 7' 11" (2.82m x 2.41m)

Bedroom 1

12' 6" x 11' 5" (3.81m x 3.48m)

Bedroom 2

11' 5" x 7' 9" (3.48m x 2.36m)

Bedroom 3

9' 2" x 7' 10" (2.79m x 2.39m)

Bathroom









Total Approx. Floor Area 841 ft² ... 78.1 m² (Excludes Workshop)

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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2026

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