



85 Manning Road, Wick, Littlehampton, BN17 7HX

£285,000

- Chain Free
- Driveway Off Road Parking
- Some Updating Required Giving Scope For Buyer to Add Their Own Mark to Property
- Extended Semi Detached Bungalow
- West Facing Rear Garden
- Viewing Recommended to See Potential of Bungalow
- Two Double Bedrooms
- Bright 13'4 Separate Lounge

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Offered to the market chain free, this extended semi-detached bungalow presents an excellent opportunity for buyers looking to put their own stamp on a home. The property features two spacious double bedrooms, a bright 13'4" separate lounge, and offers clear potential for updating and modernisation to suit individual tastes. To the front, the bungalow benefits from a driveway providing off-road parking, while to the rear you'll find a west-facing garden, perfect for enjoying afternoon and evening sun.

With its scope for improvement and well-proportioned layout, this property is ideal for those seeking a project or a home they can personalise. Viewing is highly recommended to appreciate the full potential this bungalow offers.



Council Tax Band: B



LOUNGE

16'4x11'3

BEDROOM 1

18'8x11'1

BEDROOM 2

9'7x8'7

KITCHEN

9'9x8'6

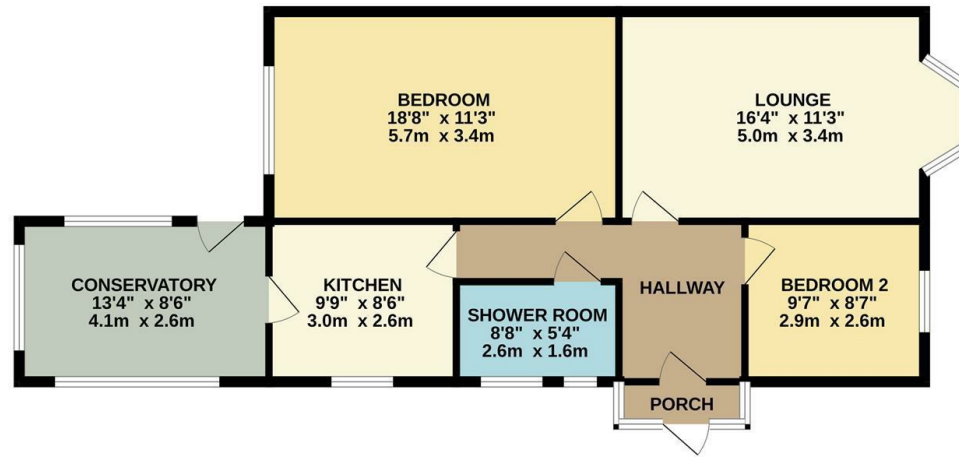
CONSERVATORY

13'4x8'9

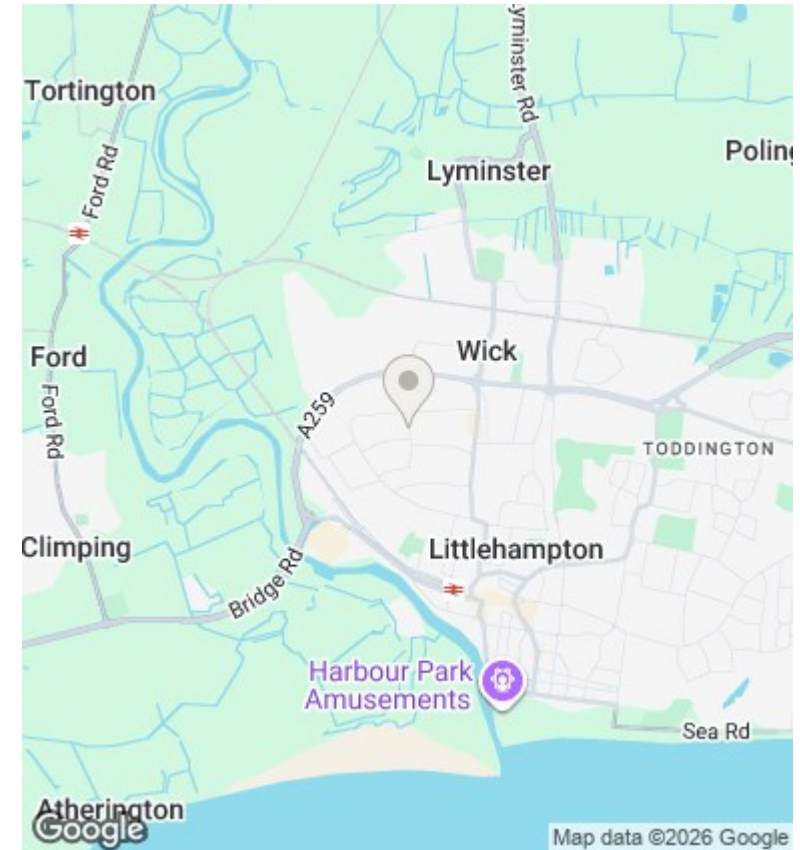
SHOWER ROOM

8'8x5'4

GROUND FLOOR 833 sq.ft. (77.4 sq.m.) approx.



2 BEDROOM BUNGALOW
TOTAL FLOOR AREA: 833 sq.ft. (77.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
Made with Metropix 62025



Directions

Viewings

Viewings by arrangement only. Call 01903 719333 to make an appointment.

Council Tax Band

B

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 |