



85 Manning Road, Wick, Littlehampton, BN17 7HX

£285,000

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

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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

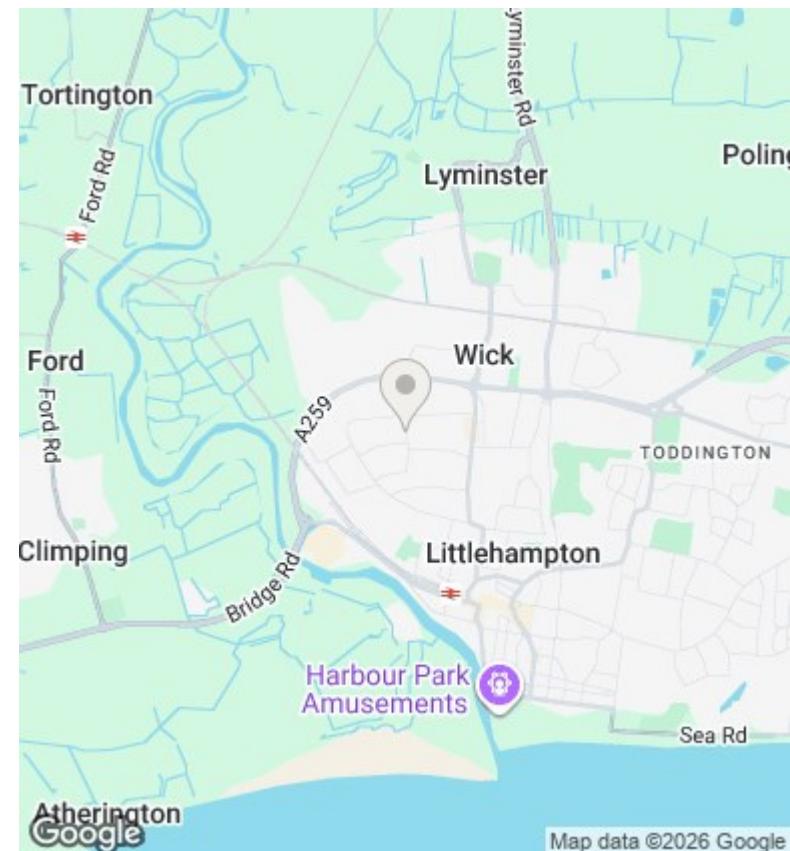
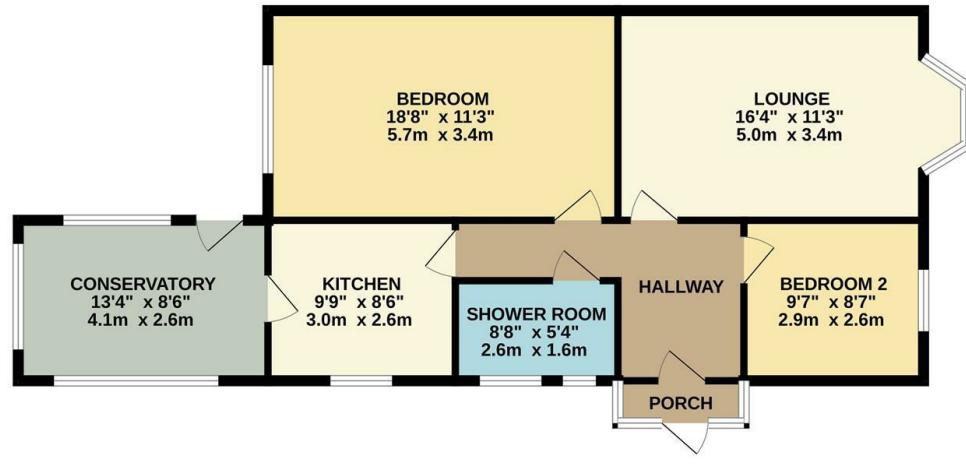
CONSERVATORY

13'4x8'9

SHOWER ROOM

8'8x5'4

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



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	