



18 Beaton Avenue, Wick - BN17 7SL

Asking Price - £359,950 | Freehold

Extremely well-presented three to four bedroom modern end-of-terrace townhouse • Meticulously maintained and stylishly finished throughout • Stunning open-plan kitchen/living room with direct garden access • Beautifully re-landscaped rear garden, ideal for entertaining • Ground floor utility room with WC for added convenience • Flexible first floor layout with additional reception room/bedroom and home office • Impressive top floor principal bedroom with striking en-suite plus further double bedroom • Allocated off-road parking to the front for two vehicles



This extremely well-presented three to four bedroom modern end-of-terrace townhouse has been meticulously cared for by the current owners, offering stylish and highly versatile accommodation throughout. The ground floor features a stunning open-plan kitchen/living room, creating a bright and sociable hub of the home, with direct access to a smartly re-landscaped rear garden - perfect for entertaining or relaxing.

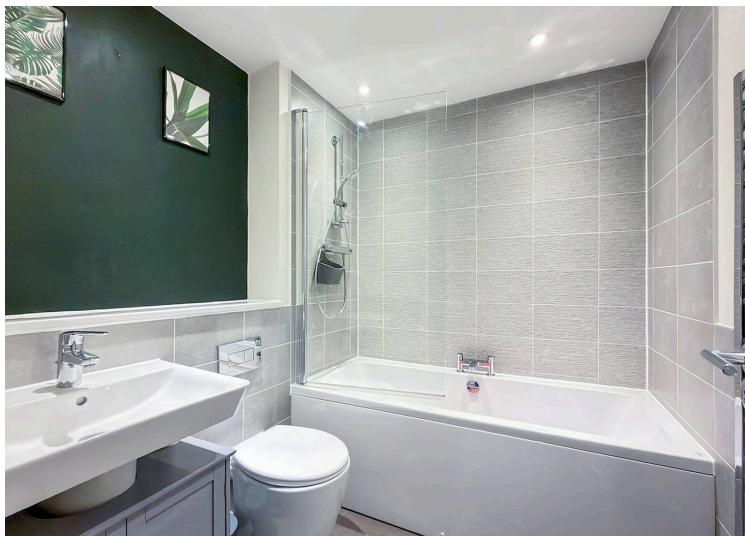
This level also benefits from a fantastic utility room with WC, adding practicality to the beautifully finished space. The first floor provides excellent flexibility, with an additional reception room or bedroom, alongside a further bedroom currently used as a home office, and a modern family bathroom. The top floor is dedicated to an impressive principal bedroom with a striking en-suite, complemented by an additional double bedroom. Externally, the property offers allocated off-road parking to the front for two vehicles, making this an ideal home for families, professionals, or those seeking a turnkey property ready to move straight into.

Perfectly positioned, the home is within easy reach of Rustington Village, Littlehampton High Street, the riverfront and the beach as well as the historical market town of Arundel. A wide choice of larger retailers and supermarkets, including Next, Dunelm, Sainsbury's, Waitrose, Morrisons and Aldi, are also conveniently nearby.

Council Tax band: D

Tenure: Freehold

EPC Rating: B





Kitchen/Lounge/Family Room
21' 8" x 14' 0" (6.60m x 4.27m)

Utility Room / WC
6' 3" x 5' 4" (1.91m x 1.63m)

Reception Room / Bedroom 4
14' 3" x 13' 10" (4.34m x 4.22m)

Bedroom 1
14' 0" x 13' 10" (4.27m x 4.22m)

Bedroom 2
14' 0" x 9' 3" (4.27m x 2.82m)

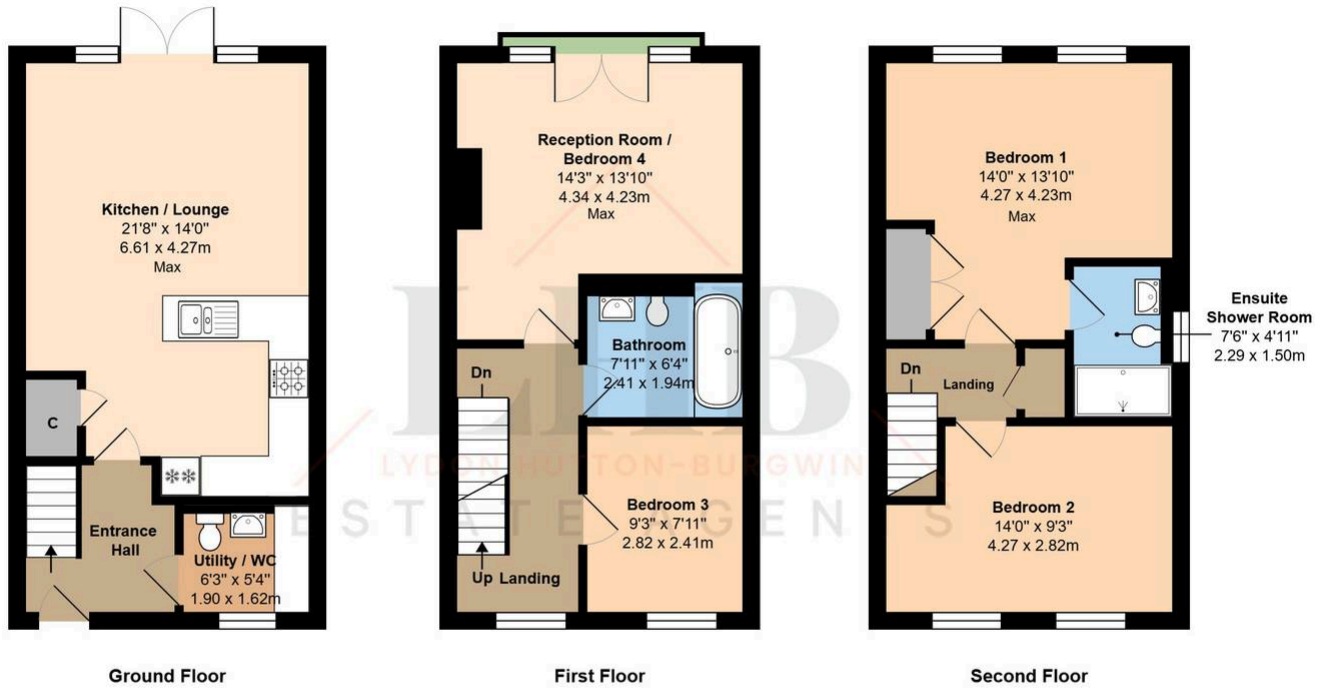
Bedroom 3 / Study
9' 3" x 7' 11" (2.82m x 2.41m)

Ensuite

Bathroom







Total Area: 1175 ft² ... 109.1 m²

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