



65 Colebrook Road, Wick, Littlehampton, BN17 7NU

£275,000

- Three Bedroom Link Detached House
- 19'1 Garage & Driveway Parking
- Close To Local Shops & Schools
- Chain Free
- In Need Of Modernisation Throughout
- 12'7 Kitchen Overlooking Garden
- Plenty Of Opportunity To Add Value & Buyer To Add Their Own Stamp To This Family Home
- 22'9 Lounge/Dining Room
- GF Cloakroom
- Vacant Possession

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Offered to the market with vacant possession and no onward chain, this three-bedroom link-detached house presents an outstanding opportunity for buyers looking to modernise and add their own personal stamp. Situated in a convenient location close to local shops and well-regarded schools, this home is ideal for families or those seeking a project with potential to add value.

The ground floor features a double aspect 22'9" lounge/dining room, providing generous living and entertaining space, along with a 12'7" kitchen overlooking the rear garden. A useful ground floor cloakroom completes the layout.

Upstairs, the property offers three bedrooms and a family bathroom (in need of updating), making this an exciting blank canvas for redesign and improvement.

Externally, the home benefits from a 19'1" garage, driveway parking, and a private rear garden.

Viewing is highly recommended to appreciate the property's full potential!



Council Tax Band: C

Tenure: Freehold



LOUNGE/DINING ROOM

22'9x12'7

KITCHEN

12'7x8'8

BEDROOM 1

12'8x9'6

BEDROOM 2

12'8x8'7

BEDROOM 3

7'1x6'5

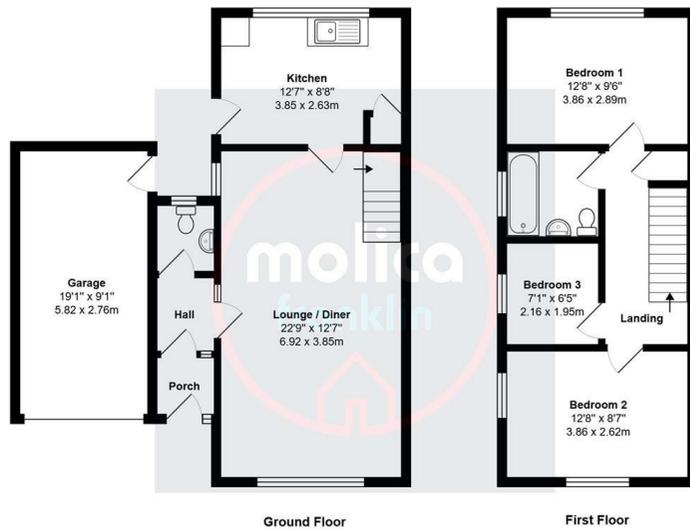
BATHROOM

6'5x6'0

GARAGE

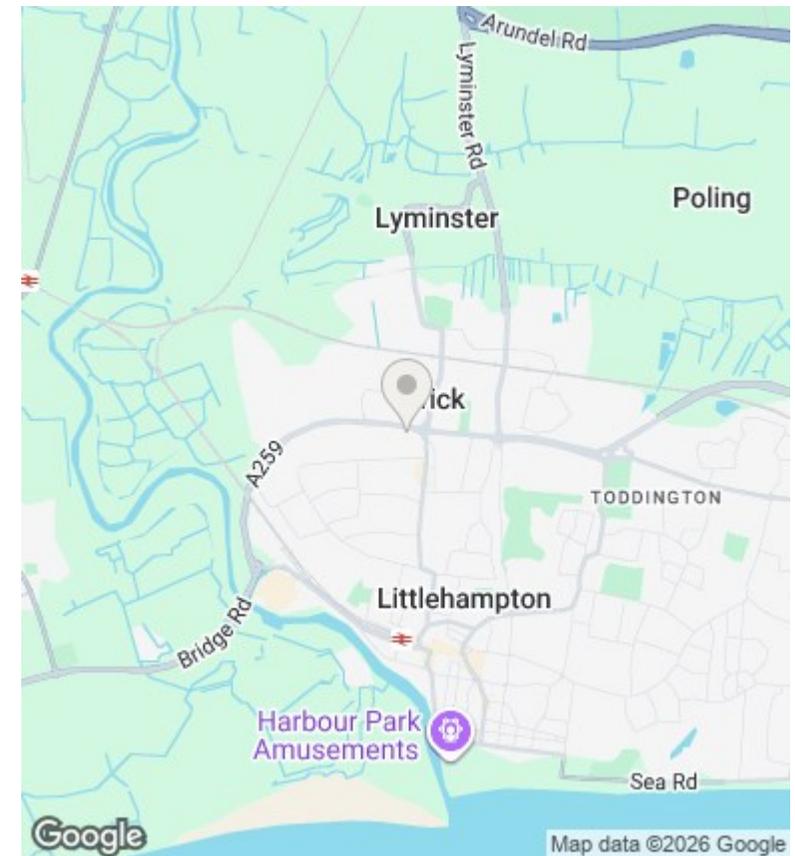
19'1x9'0





Total Area: 1074 ft² ... 99.8 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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Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	74
England & Wales	EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.