



2 Sussex Street, Wick, Littlehampton, West Sussex, BN17 6JD £254,000

- Extensively Refurbished End of Terrace Cottage
- Newly Redecorated & New Floor Coverings Throughout
- Newly Refitted Shower Room
- Chain Free
- West Facing Rear Garden
- New Combination Boiler & Upgraded Electrics
- Close To Local Shops & Amenities
- Two Separate Reception Rooms
- Newly Refitted Kitchen
- Vacant Possession

2 Sussex Street, Littlehampton BN17 6JD

An extensively refurbished end of terrace cottage, offered chain free and finished to a high standard throughout, making it an ideal first-time purchase or investment opportunity.

The property has been newly redecorated with new floor coverings and benefits from two separate reception rooms, providing flexible living and dining space. The newly refitted kitchen is modern and practical, while the newly refitted shower room has been finished with contemporary fittings. Further improvements include a new combination boiler and upgraded electrics, offering peace of mind to the next owner.

To the rear is a west facing garden, perfect for afternoon and evening sun. Conveniently located close to local shops and amenities, this charming cottage combines character with modern living and is ready for immediate occupation.

Early viewing is highly recommended to fully appreciate the quality of refurbishment on offer.



Council Tax Band: B

Tenure: Freehold



LOUNGE

12'7 x 10'7

DINING ROOM

12'8 x 10'8

KITCHEN

7'10 x 7'1

BEDROOM ONE

12'8 x 11

BEDROOM TWO

10'1 x 5

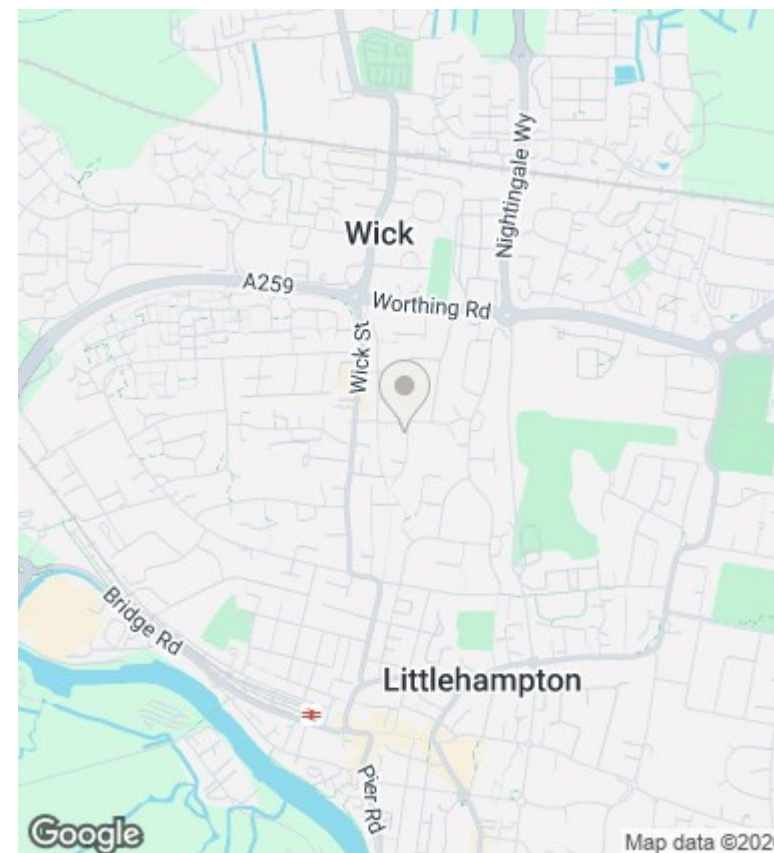
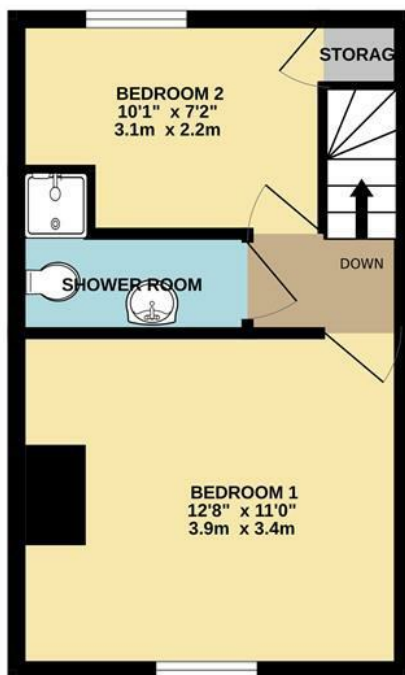
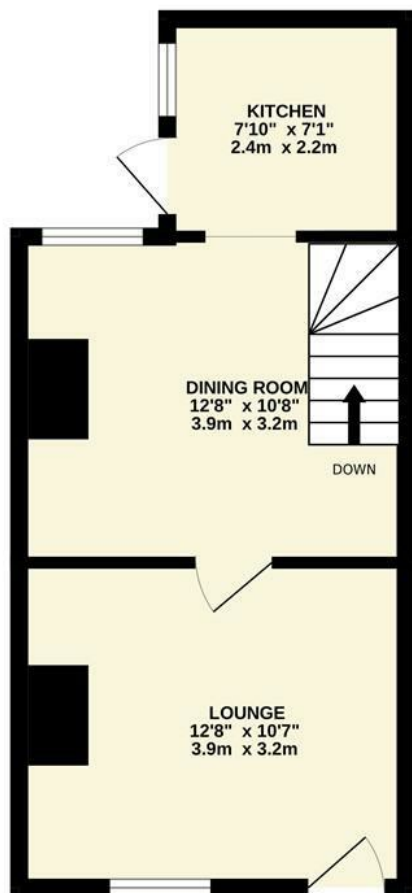
BATHROOM

6'8 x 5'5

AGENTS NOTE

A new gas combi boiler was installed & the electrics were upgraded in 2025- after the current EPC rating.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(1-20) G		
Not energy efficient - higher running costs		
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.