



## 28 Elspring Mead, Wick, Littlehampton, BN17 7JE

£239,750

- Chain Free
- Situated on a Walkway with No Through Traffic
- Opportunity for Buyer to Personalise the Property
- End of Terrace House
- 15'8 x 11 Separate Lounge to Rear
- Ground Floor W/C
- Three Bedrooms
- 17'2 x 10'6 Kitchen/Diner
- Viewing Recommended to Appreciate Size and Potential of House

# 28 Elspring Mead, Littlehampton BN17 7JE

Chain free and offering potential, this three-bedroom end of terrace house is ideal for buyers looking to create a home tailored to their own taste and style. Positioned on a walkway with no through traffic, the property enjoys a peaceful setting while remaining conveniently located for local amenities and transport links.

The accommodation is well proportioned throughout and includes a spacious 15'8 x 11 separate lounge to the rear, providing an excellent living space with views over the garden. To the front, the impressive 17'2 x 10'6 kitchen/diner offers plenty of room for dining and entertaining, while a convenient ground floor W/C adds further practicality.

Upstairs, the property offers three good-sized bedrooms and family bathroom accommodation, making it suitable for families, first-time buyers or investors alike.

This home presents an excellent opportunity for a purchaser to personalise and create a property to suit their own requirements.

Viewing is highly recommended to fully appreciate the size, position and potential this home has to offer.



Council Tax Band: B

Tenure: Freehold



**Kitchen/Diner**

17'2 x 10'6

**Lounge**

15'8 x 11'

**Bedroom 1**

13'4 x 10'3

**Bedroom 2**

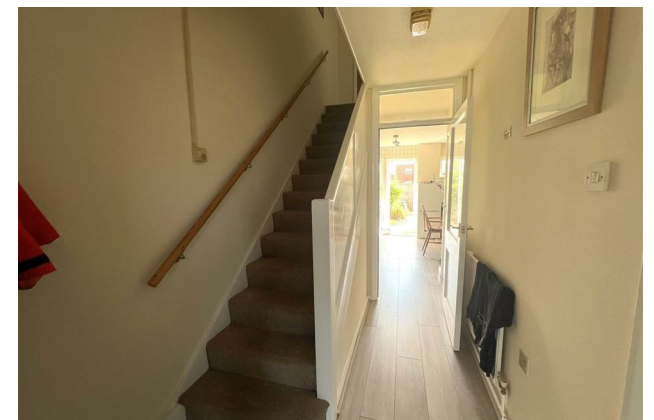
11'5 x 10'3

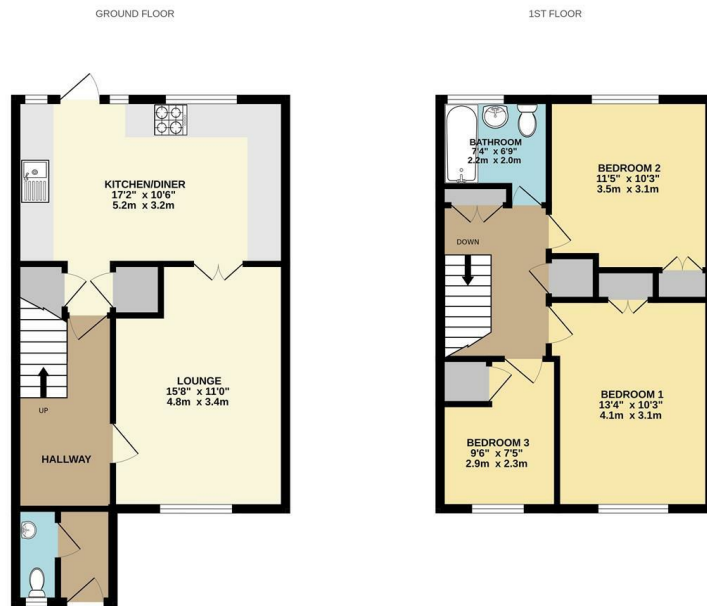
**Bedroom 3**

9'6 x 7'5

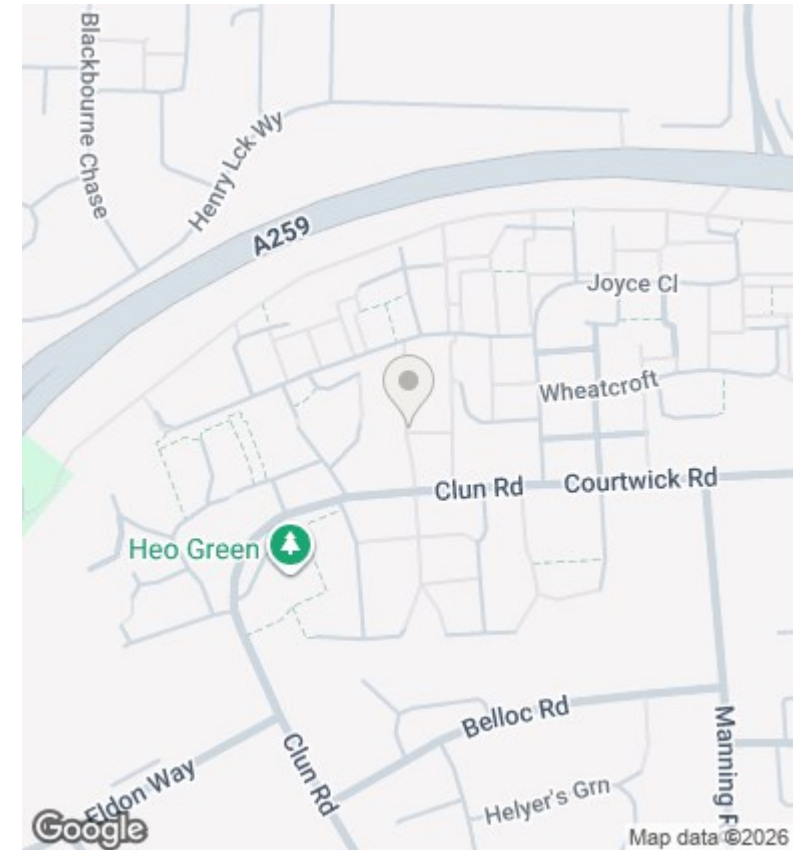
**Bathroom**

7'4 x 6'9





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 misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The materials, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.