



Flat 9 Millicent House 33 Anderson Way, Wick, Littlehampton, BN17 7TD

£265,000

- Stunning Top Floor Apartment
- Two Double Bedrooms
- 21'2 South Facing Balcony with Views Towards Woodlands Area
- Two Allocated Parking Spaces
- Feature 19'1 x 17'8 Open Plan Kitchen/Lounge/Diner with Media Wall
- Fully Integrated Kitchen with Upgraded Quartz Worktops
- Master Bedroom with 'Hammonds' Fitted Wardrobes, En Suite & Access to Balcony
- Vendor Suited to Chain Free Property
- Popular Hampton Park Development
- Viewing Highly Recommended to Appreciate The Condition & Space on Offer!

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Situated within the highly sought-after Hampton Park development, this stylish top-floor apartment offers stylish, contemporary living with generous accommodation throughout and is presented in exceptional condition.

The heart of the home is the impressive 19'1 x 17'8 open-plan kitchen/lounge/diner, featuring a striking media wall and a fully integrated kitchen complemented by upgraded quartz worktops, creating the perfect space for both everyday living and entertaining.

Both bedrooms are comfortable doubles, with the master bedroom feeling like a retreat, benefiting from bespoke Hammonds fitted wardrobes, a modern en-suite shower room, and direct access to the impressive 21'2 south-facing balcony. Enjoy far-reaching views towards the Woodlands area from this superb outdoor space, ideal for relaxing or dining al fresco.

Further benefits include a modern family bathroom, two allocated parking spaces, and excellent storage throughout.

Viewing is highly recommended to fully appreciate the space, specification, and superb position this exceptional apartment has to offer.



Council Tax Band: B

Tenure: Leasehold



KITCHEN/LOUNGE/DINER

19'2 x 17'4
Open plan, double aspect room, benefitting from a media wall with fire place and access to South Facing Balcony. Fully integrated appliances,



BEDROOM ONE

13'2x10'10
Access to balcony



EN SUITE

7'3 x 5'2



BEDROOM TWO

14'1 x 9'11



BATHROOM

7'3 x 7'1

BALCONY

21'2 x 4'8

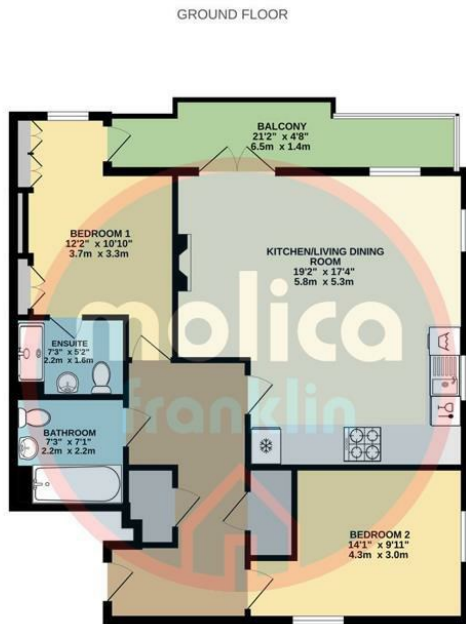
SERVICE CHARGE

Approx £140pcm

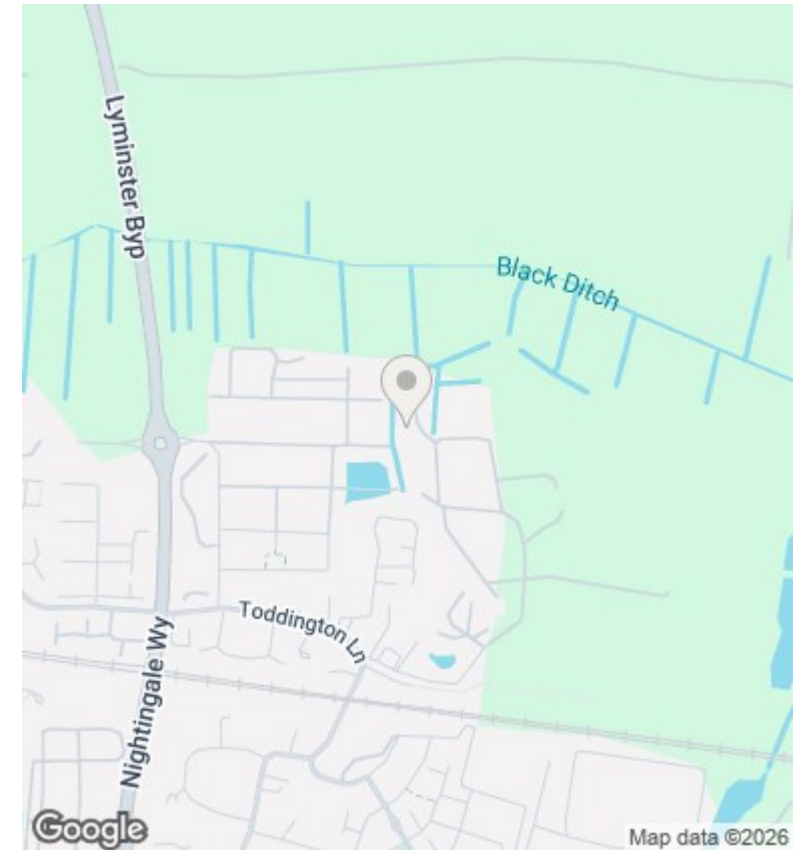
LEASE

Approx 996 years remaining





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and should not rely on it for any purpose other than as a guide. The services, systems and appliances shown here have not been tested and no guarantee is made with respect to them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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.