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

£225,000

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

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

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.

2 2 1 B 85

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. £1080.22PA
With an estate charge of £364.90 pa for the upkeep of the development

LEASE
Approx 996 years remaining





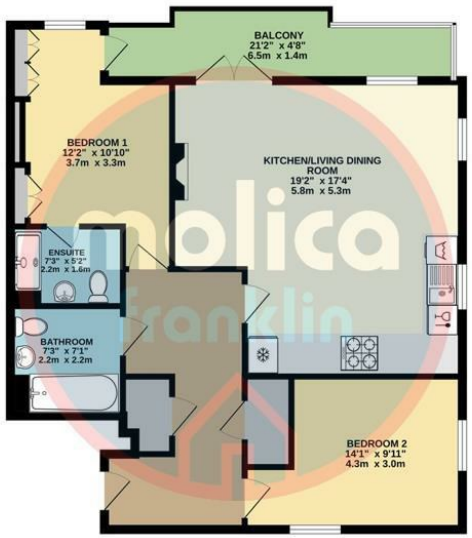


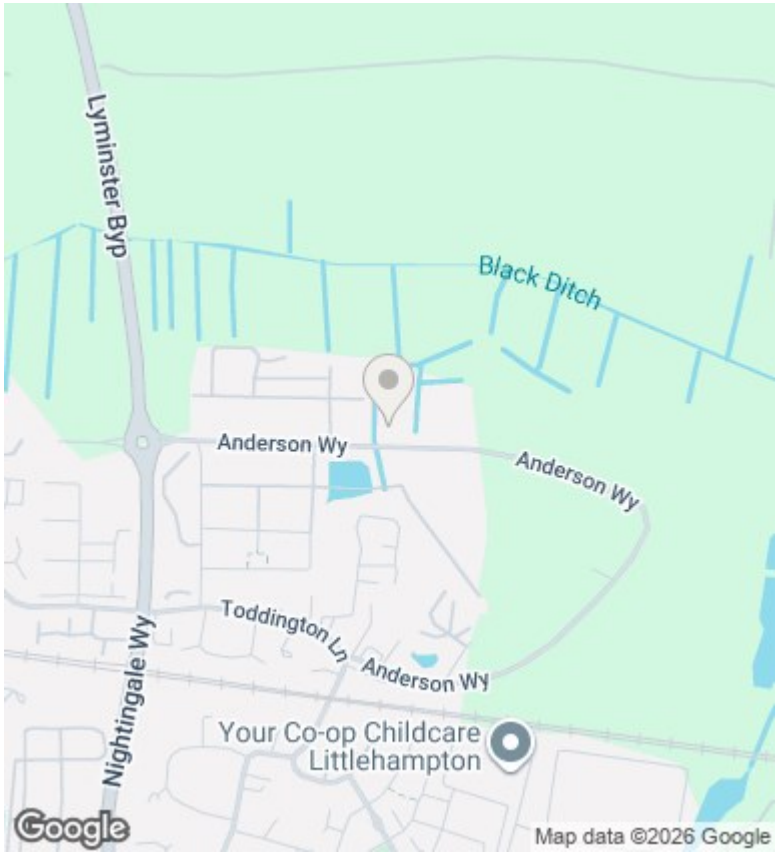






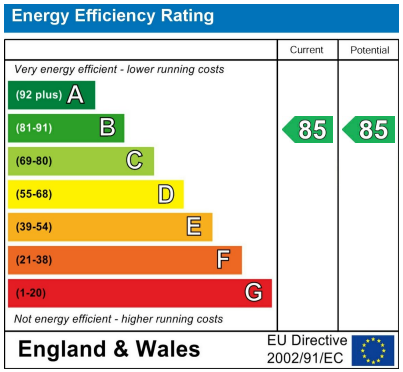
GROUND FLOOR





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 restuarants 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.



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.

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