



## 19 Neal Crescent, Wick, Littlehampton, BN17 7TH

£375,000

- CHAIN FREE
- Feature 18'1 x 9'4 Kitchen/Diner Overlooking Rear Garden
- 13 x 11 Master Bedroom with Ensuite & Country Views
- Viewing Highly Recommended to Appreciate this home & it's Location
- Detached Home with Open Country Views Towards Poling & Arundel
- Utility Room with Side Access
- Landscaped Rear Garden
- Three Bedrooms
- Tandem Length Driveway to Rear of Property
- Popular Hampton Park Development

# 19 Neal Crescent, Littlehampton BN17 7TH

CHAIN FREE – Detached Home with Open Country Views Towards Poling & Arundel

Set within the highly sought-after Hampton Park development, this detached three-bedroom home enjoys open countryside views stretching towards Poling and Arundel. Offered chain free, this property combines modern living with a peaceful semi-rural outlook.

The heart of the home is the impressive 18'1 x 9'4 kitchen/diner, perfectly positioned to overlook the landscaped rear garden, providing an ideal space for family life and entertaining. A useful utility room with side access adds to the home's practicality, whilst a separate lounge to the front of the property offers extra living space, ideal for relaxing & unwinding.

Upstairs, the 13' x 11' master bedroom benefits from its own en-suite shower room and delightful country views, while two further bedrooms and a family bathroom complete the first floor. Outside, the property offers a tandem-length driveway to the rear, providing ample off-road parking. The rear garden has been thoughtfully landscaped to create a low-maintenance outdoor retreat.

Located in a popular and well-connected development, this home offers a perfect blend of comfort, convenience, and countryside charm.

Viewing is highly recommended to fully appreciate the quality, setting, and outlook this delightful home has to offer.

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Council Tax Band: D

Tenure: Freehold



**KITCHEN/DINER**

18'1 x 9'4

**UTILITY**

**LOUNGE**

13 x 12'2 max

**GROUND FLOOR CLOAKROOM**

5'4 x 3'9

**BEDROOM ONE**

13 x 11 max

**EN-SUITE**

6 x 5'7

**BEDROOM TWO**

9'7 x 9'7

**BEDROOM THREE**

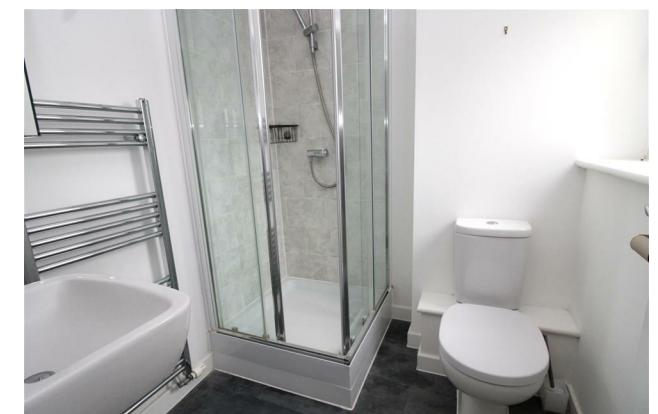
9'6 x 8'2

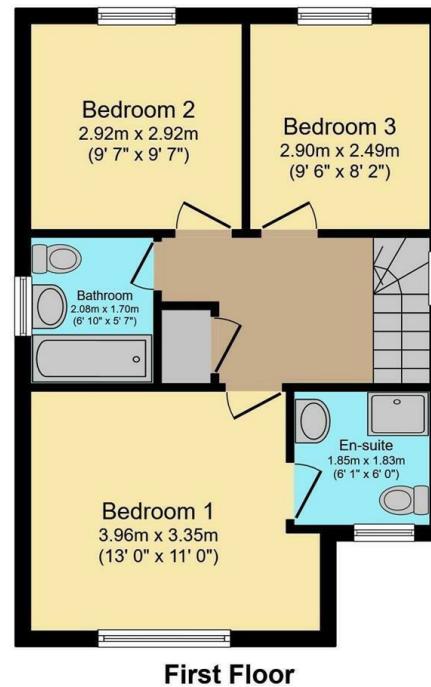
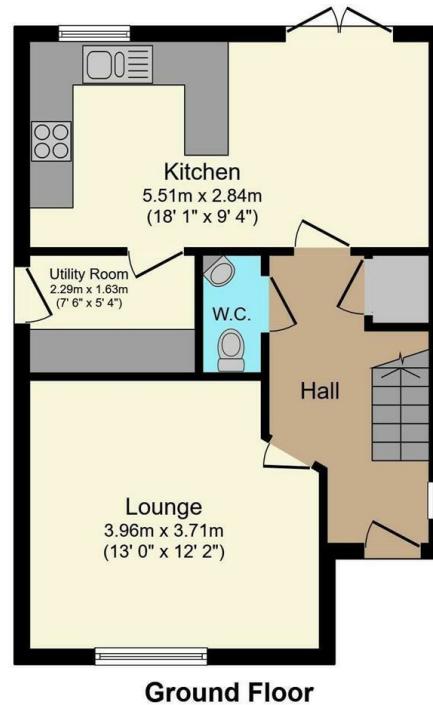
**FAMILY BATHROOM**

6'8 x 5'6

**ESTATE FEE**

Approx £283.77 PA

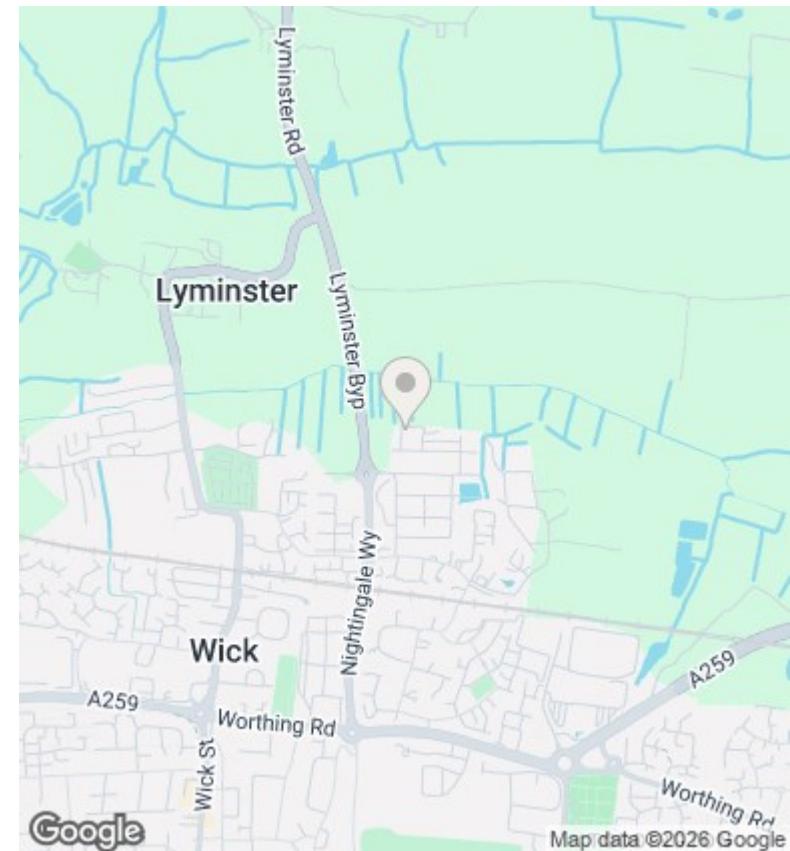




Total floor area 87.9 sq.m. (947 sq.ft.) approx

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
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.