10 Grand Avenue, Wick, Littlehampton, BN17 7NG

£375,000

- Stunning Extended Semi-Detached Bungalow
- Exceltional Feature 23'8 x 20'9 Kitchen/Lounge/Dining Room with Bi-Folding Doors onto Rear Garden
- Sleek, Modern Re-Fitted Kitchen Equipped with Premium NEFF Appliances
- Three Bedrooms
- Driveway Parking to Front
- Contemporary Re-Fitted Family Bathroom
- Beautifully Modernised Throughout to a High Standard
- 14'7 x 13'2 Cladded Outbuilding Offering Flexible Space for a Range of Uses
- Viewing is Highly Recommended to Appreciate the Condition and Thoughtful Refurbishment of this Delightful Property

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Welcome to this stunning semi-detached bungalow, beautifully modernised throughout to an exceptional standard and offering stylish, contemporary living in a sought-after location.

The heart of the home is the impressive 23'8 x 20'9 open-plan kitchen/lounge/dining room, a truly standout space featuring bi-folding doors that open seamlessly onto the rear garden. This sleek, modern kitchen is equipped with premium NEFF appliances, complimented by underfloor heating throughout the kitchen and living area, providing both elegance and practicality for everyday living and entertaining.

The property offers two generous double bedrooms and a single bedroom, each finished to a high standard, along with a contemporary re-fitted family bathroom designed with comfort and quality in mind.

To the front, the home benefits from driveway parking, while the private rear garden features a superb 14'7 x 13'2 cladded outbuilding. This versatile space is ideal for a wide range of uses.

Viewing is highly recommended to fully appreciate the condition, craftsmanship, and thoughtful refurbishment of this delightful property.

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Council Tax Band: C

Tenure: Freehold

LOUNGE/KITCHEN/DINING ROOM
23'8x20'9

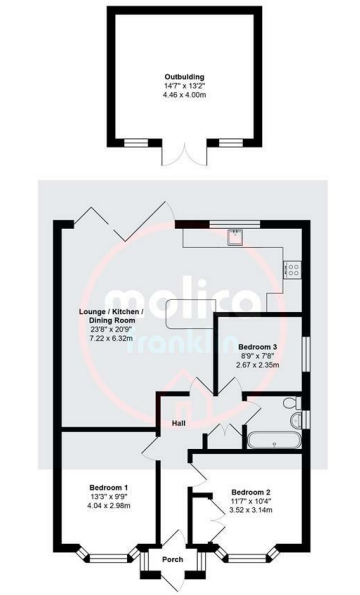
BEDROOM 1
13'3x9'9

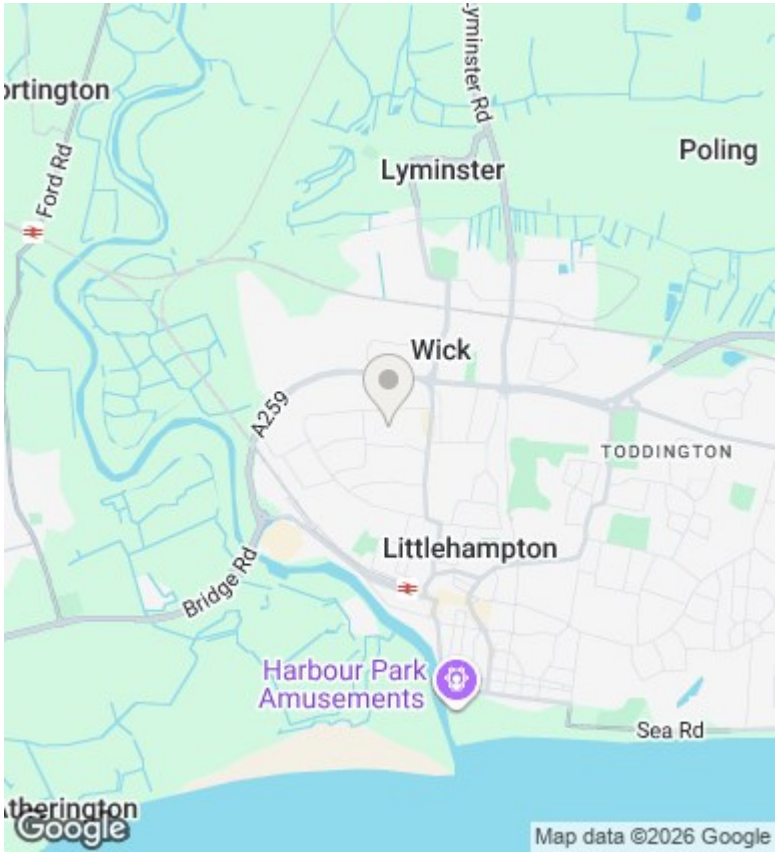
BEDROOM 2
11'7x10'4

BEDROOM 3
8'9x7'8

BATHROOM
5'7x5''6

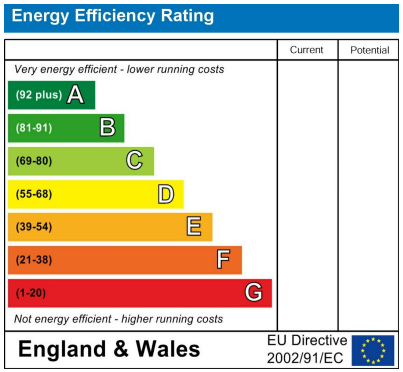
CLADDED OUTBUILDING
14'7x13'2





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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