



## 36 Wick Street, Wick, Littlehampton, BN17 7JH

£279,950

- 1930's Extended Mid Terrace House
- Feature 20'3 L-Shaped Kitchen/Dining Room
- Ground Floor Shower Room & First Floor Family Bathroom
- Three Bedrooms
- 14'0 Seperate West Facing Lounge
- 0.7 Miles To Littlehampton Train Station
- Off Road Parking For Two-Three Vehicles
- Low Maintenance Rear Garden With Summer House/Workshop
- Close To Local Shops & Schools

# 36 Wick Street, Littlehampton BN17 7JH

## Charming 1930s Extended Mid-Terrace Home

This extended 1930s mid-terrace property offers a perfect blend of character and modern convenience, ideal for families or first-time buyers.

Boasting three well-proportioned bedrooms, the home also features a spacious 20'3 L-shaped kitchen/dining room—perfect for entertaining—as well as a separate 14'0 west-facing lounge, filled with natural afternoon light.

Additional highlights include a ground floor shower room and a first-floor family bathroom, offering flexibility for busy households. Outside, enjoy a low-maintenance rear garden complete with a versatile summer house/workshop, ideal for hobbies, storage, or a home office.

Off-road parking for 2–3 vehicles adds valuable convenience, and the property is superbly located just 0.7 miles from Littlehampton train station, with local shops and schools nearby.

This is a fantastic opportunity to secure a spacious, character-filled home!



Council Tax Band: B

Tenure: Freehold



**KITCHEN/DINER**

20'3 x 17'8 (I shaped room)

**LOUNGE**

14'1 x 10'10

**GROUND FLOOR SHOWER ROOM**

8'3 x 4'9

**BEDROOM ONE**

12'3 x 11'1

**BEDROOM TWO**

11'8 x 10'10

**BEDROOM THREE**

7 x 6'6

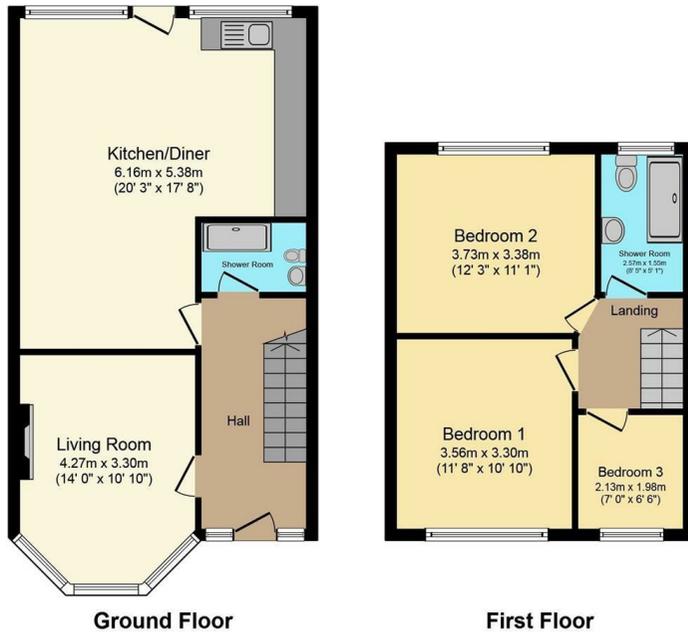
**FAMILY BATHROOM**

5'9 x 4'11

**SUMMER HOUSE/WORKSHOP**

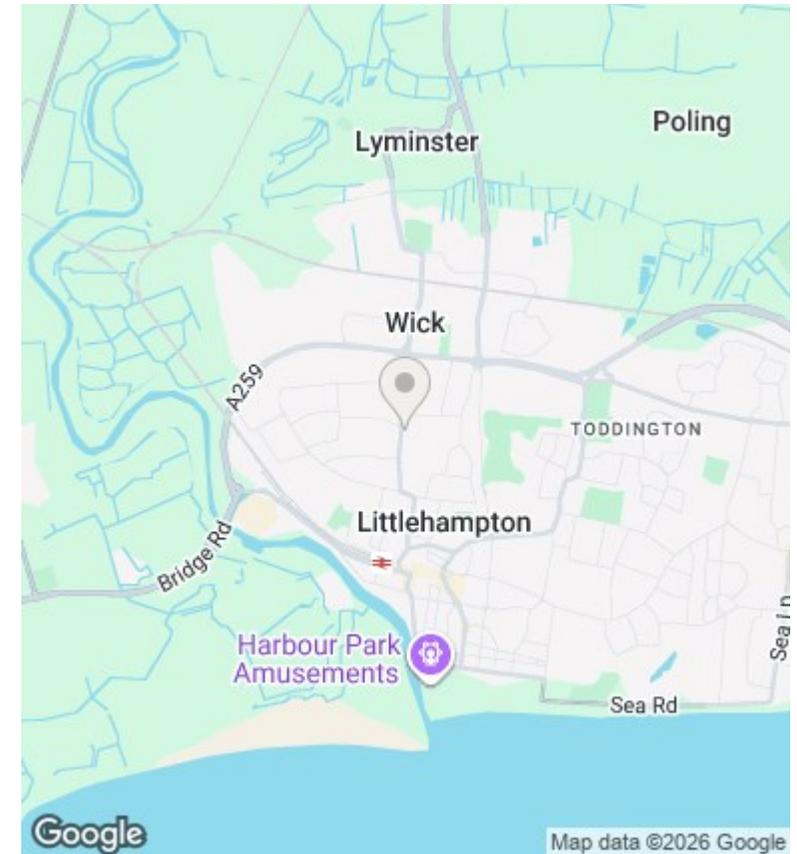
19'8" x 9'10"





Total floor area 92.0 sq. m. (990 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.