



## Holly End, Holly Drive, Wick, Littlehampton, BN17 6LB

£525,000

- Substantial Four Bedroom Neo-Georgian Detached House
- 16'9 Kitchen Breakfast Room
- In Same Family Ownership Since Built in 1980
- Viewing Highly Recommended To Appreciate Size Of Property
- 28'6x12'8 Lounge With French Doors Opening To Garden
- 17'2 Master Bedroom With 12'2 En Suite Shower Room
- In Need Of Some Modernisation
- Double Integral Garage With Driveway Parking
- 177 Sq Metres Of Accommodation
- Favoured East/West Aspect With West Facing Rear Garden

A substantial four-bedroom Neo-Georgian detached house offering approximately 177 sq metres of well-proportioned accommodation, situated in a highly regarded residential setting and being sold for the first time since construction in 1980, having remained in the same family ownership throughout.

The property features a generous 28'6 x 12'8 lounge, complete with French doors opening directly onto the rear garden, creating an excellent flow of natural light and indoor-outdoor living. There is a spacious 16'9 kitchen/breakfast room, ideal for family living and entertaining.

Upstairs, the principal bedroom benefits from a 12'2 en suite shower room, complementing three further well-sized bedrooms and family accommodation throughout. The house does require some modernisation, offering an excellent opportunity for buyers to update and personalise to their own taste and specification.

Externally, the property enjoys a favoured east/west orientation, with a west-facing rear garden providing afternoon and evening sun. Additional benefits include a double integral garage and driveway parking.

Offering excellent proportions, strong potential, and a desirable orientation, this is a rare opportunity to acquire a long-held family home. Viewing is highly recommended to fully appreciate the scale, layout, and potential on offer.



Council Tax Band: F

Tenure: Freehold



## HEATING

The property currently operates on oil-fired central heating. We are advised that there is a gas supply in the road

9'3x7'2

## LOUNGE

28'6x12'8

## DINING ROOM

13'5x11'1

## KITCHEN

16'9x11'0

## UTILITY ROOM

7'5x6'9

## GARAGE

17'4x15'4

## MASTER BEDROOM

17'2x12'8

## EN SUITE

12'2x8'1

## BEDROOM 2

13'5x9'5

## BEDROOM 3

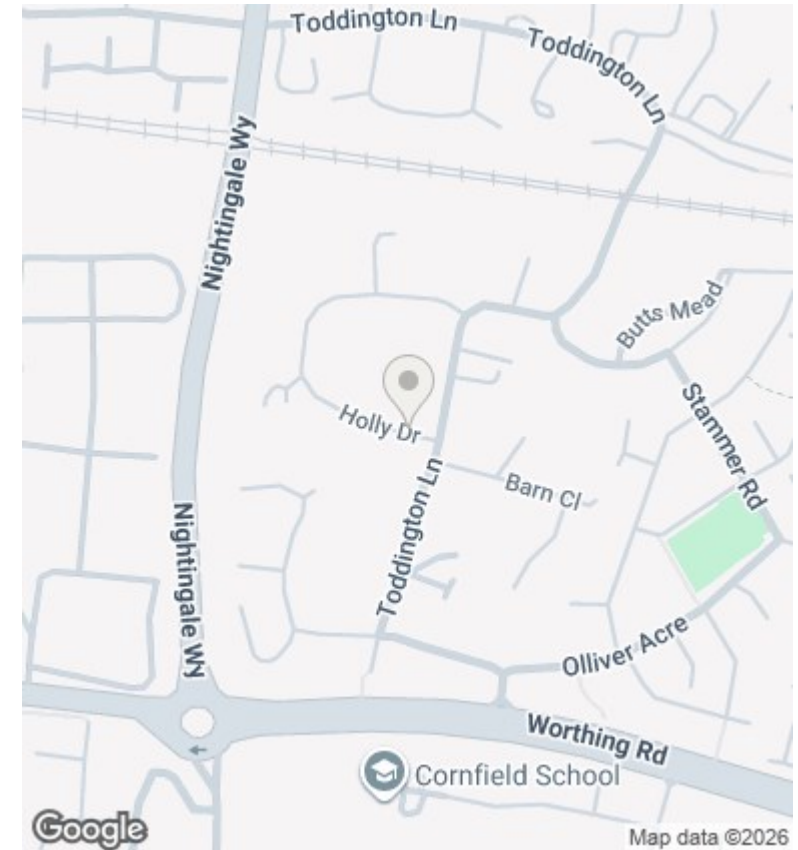
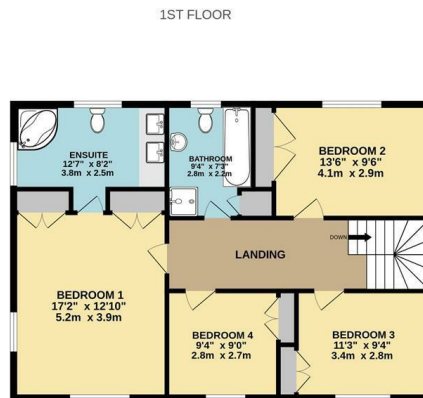
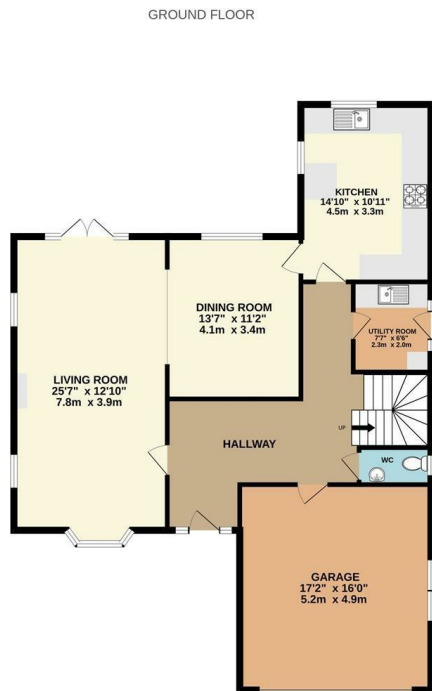
11'2x9'3

## BEDROOM 4

9'3x9'0

## BATHROOM





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>55</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.