



JAMES & JAMES
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



48 Pethick Road

Wick, Littlehampton, BN17 7TJ

Offers over £300,000

Freehold Council Tax Band C



We are delighted to bring to the market this CHAIN FREE beautifully presented three bedroom, two bathroom, semi-detached family home set on this popular residential development.

In brief the accommodation comprises entrance hall, ground floor cloakroom, lounge, modern fitted kitchen/diner with range of fitted appliances, three first floor bedrooms with en-suite to master, two off road parking spaces, and a landscaped rear garden.

Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.

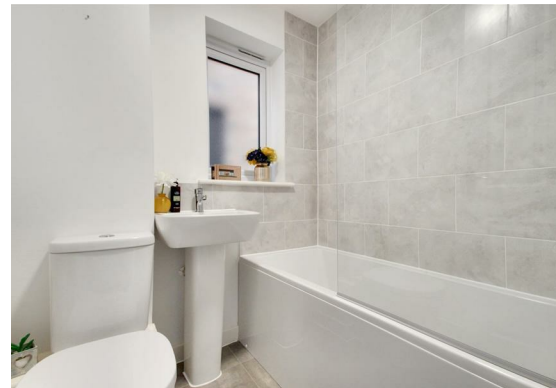
Littlehampton is really well connected. The railway station offers direct trains to Portsmouth, Southsea, London Victoria, London Bridge, Brighton, Bognor Regis and Southampton. The main road link through Littlehampton is the A259 and the A27 is nearby, taking you to Worthing, 10.4 miles to the east and Chichester, 13.5 miles to the west. There are also good local bus services throughout the town and in the surrounding areas. For business or leisure travel further afield, Gatwick Airport is just an hour away by car.

Entrance hall

Ground floor W.C.
5'3 x 2'10 (1.60m x 0.86m)

Lounge
14'0 x 11'8 (4.27m x 3.56m)





Kitchen/diner
14'11 x 9'3 (4.55m x 2.82m)

Stairs to first floor landing

Bedroom one
11'8 x 9'1 (3.56m x 2.77m)

En-suite shower room
4'11 x 5'6 (1.50m x 1.68m)

Bedroom two
8'6 x 7'3 (2.59m x 2.21m)

Bedroom three
7'5 x 6'0 (2.26m x 1.83m)

Modern family bathroom
5'4 x 5'7 (1.63m x 1.70m)

Two off road parking spaces

Landscaped rear garden

Estate charge approximately £208
per annum



Floor Plan



Viewing

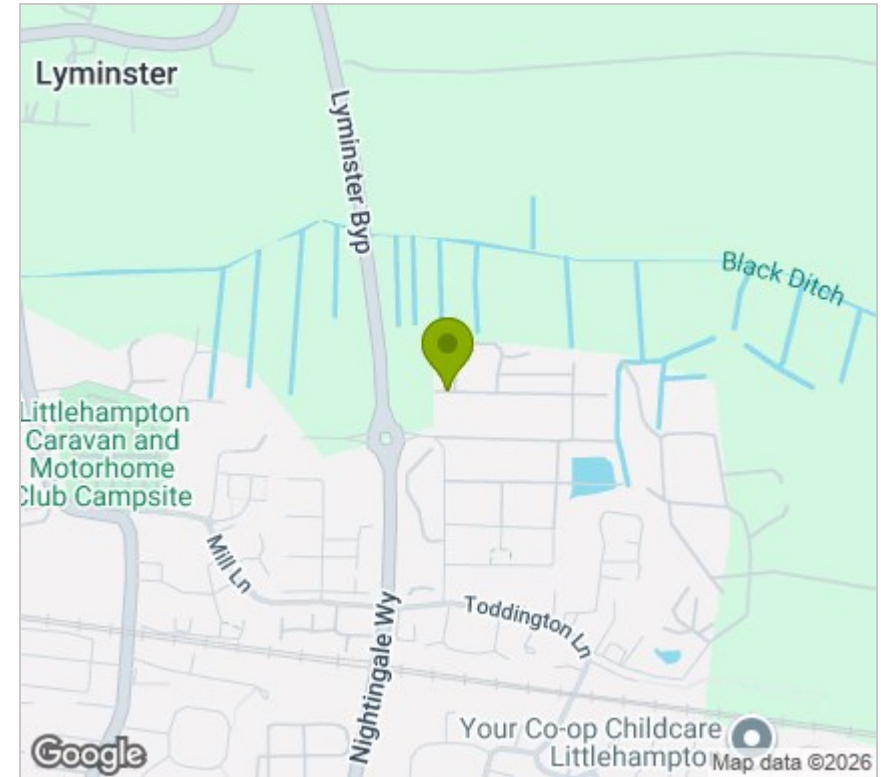
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

