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22 Pethick Road, Wick, Littlehampton, BN17 7TJ

Fixed Asking Price £290,000

- Three Bedroom Semi Detached Townhouse
- 11'8 Kitchen Overlooking Garden
- Three Double Bedrooms
- Chain Free
- Popular Hampton Park Development
- Two Allocated Parking Spaces
- Ground Floor Cloakroom
- 14'7 Lounge/Dining Room
- 17'2 Master Bedroom Suite With 11'1 En Suite Shower Room
- Views Towards Poling From Bedroom 3

69 High Street, Littlehampton, West Sussex, BN17 5EJ
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Three Double Bedroom Semi-Detached Townhouse | Chain Free | Hampton Park

Situated within the desirable Hampton Park development, this modern & spacious three double bedroom semi-detached townhouse is offered to the market chain free and benefits from two allocated parking spaces.

The property features a generous 14'7 lounge/dining room, providing an excellent space for both everyday living and entertaining, alongside an 11'8 kitchen overlooking the rear garden. A ground floor cloakroom adds further practicality.

All three bedrooms are comfortable doubles, including an impressive 17'2 master bedroom suite complemented by a substantial 11'1 en suite shower room on the top floor. Bedroom three enjoys attractive views towards Poling, adding to the appeal.

Externally, the home benefits from an enclosed rear garden and allocated parking, making it ideal for families, professionals or investors.

Located in the ever-popular Hampton Park area, the property is well positioned for local amenities, schools and transport links. Early viewing is highly recommended.

3 2 1 B 84

Council Tax Band: D

Tenure: Freehold





LOUNGE/DINING ROOM
14'7x11'8

KITCHEN
11'8x8'3

GROUND FLOOR CLOAKROOM
4'6x3'7

MASTER BEDROOM
17'2x8'4
17'2 Max measurement narrowing in parts

EN SUITE SHOWER ROOM
11'1x4'9

BEDROOM 2
11'8x'10'05

BEDROOM 3
11'9x8'8

FAMILY BATHROOM
7'9x5'5

ESTATE FEE
£364.90 Per annum towards upkeep of communal areas of development



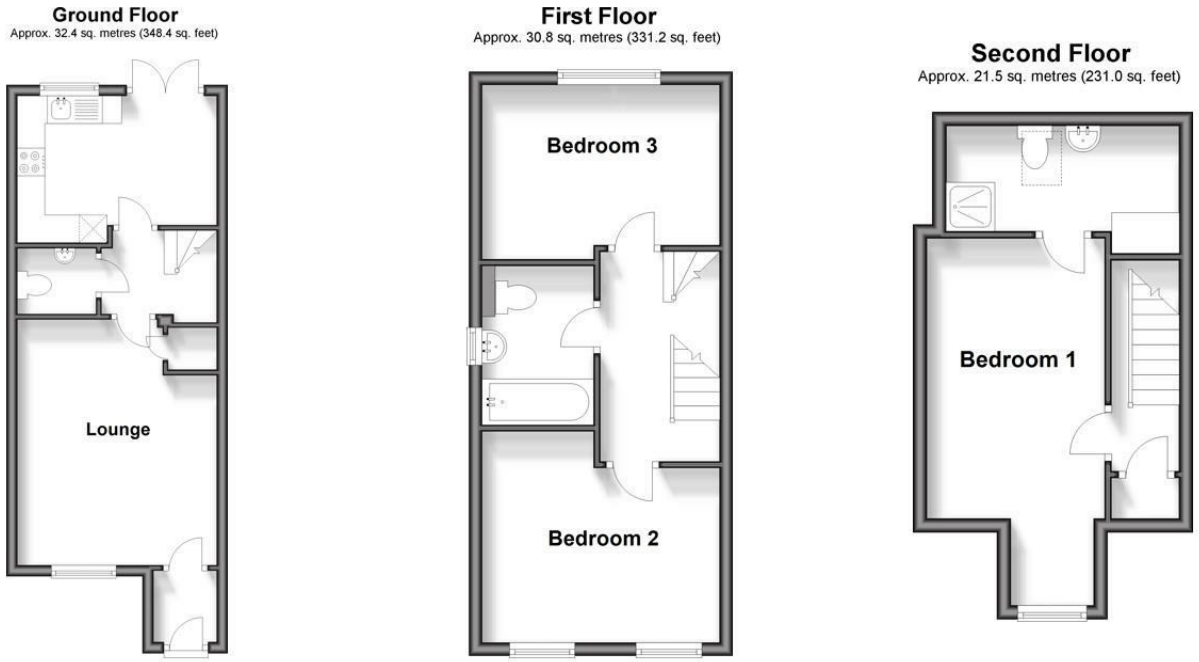


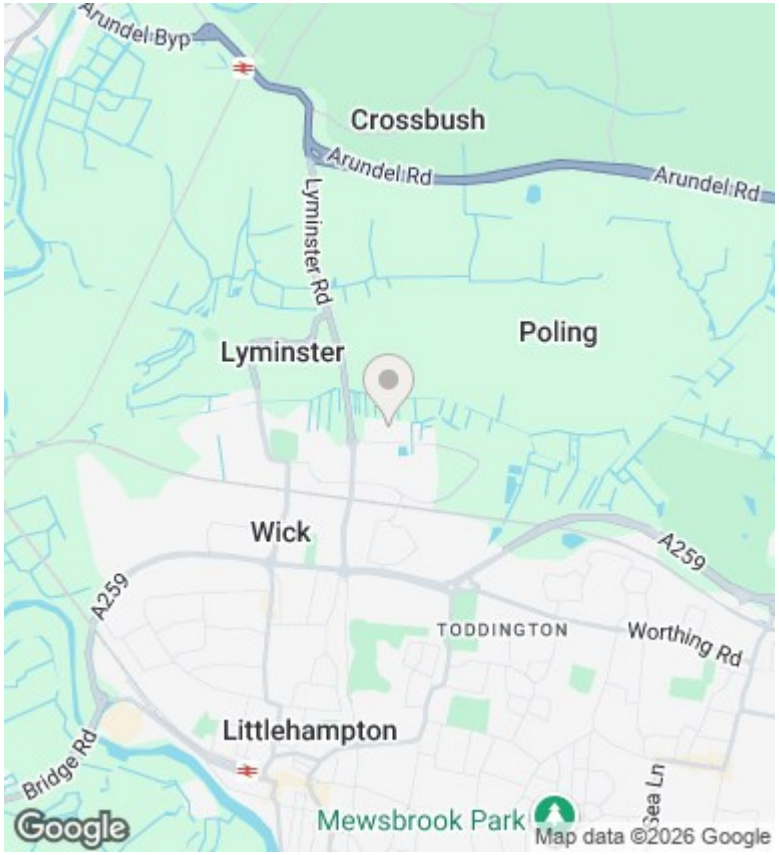






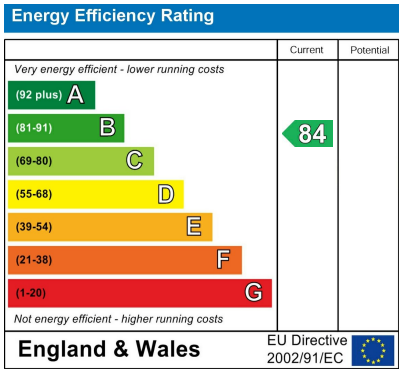






Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East 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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