



# 11 Neal Crescent, Wick, Littlehampton, BN17 7TH

Offers Over £300,000

- Three Bedroom Modern Semi Detached House On Popular Hampton Park Development
- Driveway Parking
- Master Bedroom With En-Suite Shower Room
- Superb Open Views To Front Of House Towards Poling Over Black Ditch
- 15'3 Kitchen/Dining Room Overlooking Garden
- Ground Floor Cloakroom
- South Facing Rear Garden
- 14'3 Lounge
- Chain Free

# 11 Neal Crescent, Littlehampton BN17 7TH

Three bedroom modern semi-detached home, situated on the popular Hampton Park development and offered to the market chain free, enjoying superb open views to the front towards Poling over Black Ditch.

The property offers well-planned accommodation ideal for families and first-time buyers alike, benefiting from driveway parking and a south-facing rear garden, perfect for enjoying sunny aspects throughout the day.

The ground floor comprises a comfortable 14'3 lounge and a spacious 15'3 kitchen/dining room overlooking the rear garden, ideal for both everyday living and entertaining, together with a convenient ground floor cloakroom.

Upstairs, there are three bedrooms, including a master bedroom with en-suite shower room, alongside a modern family bathroom.

Externally, the south-facing rear garden provides an attractive outdoor space, while the open outlook to the front enhances the property's appealing position.

Offered chain free, early viewing is highly recommended.



Council Tax Band: C

Tenure: Freehold



**LOUNGE**

14'3x11'9

**KITCHEN/BREAKFAST ROOM**

15'3x8'8

**BEDROOM ONE**

11'9x9'4

**ENSUITE**

5'9x5'4

**BEDROOM TWO**

8'8x7'6

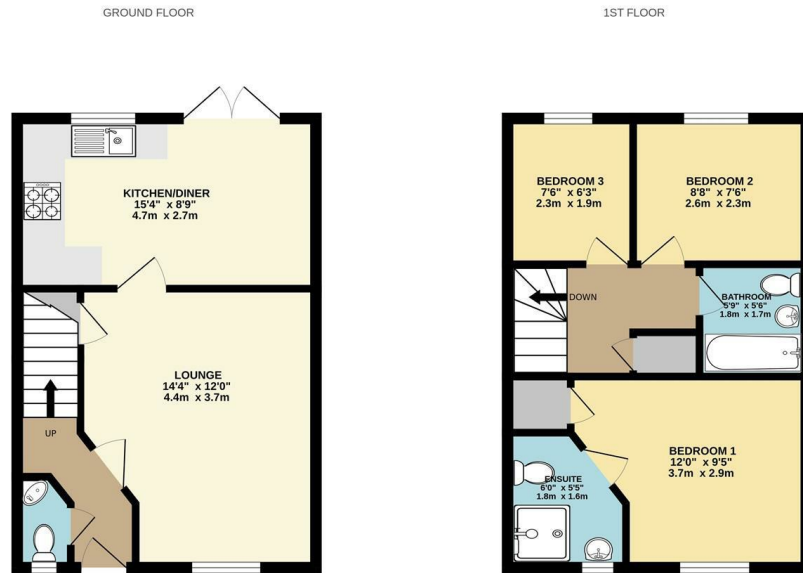
**BEDROOM THREE**

7'6x6'2

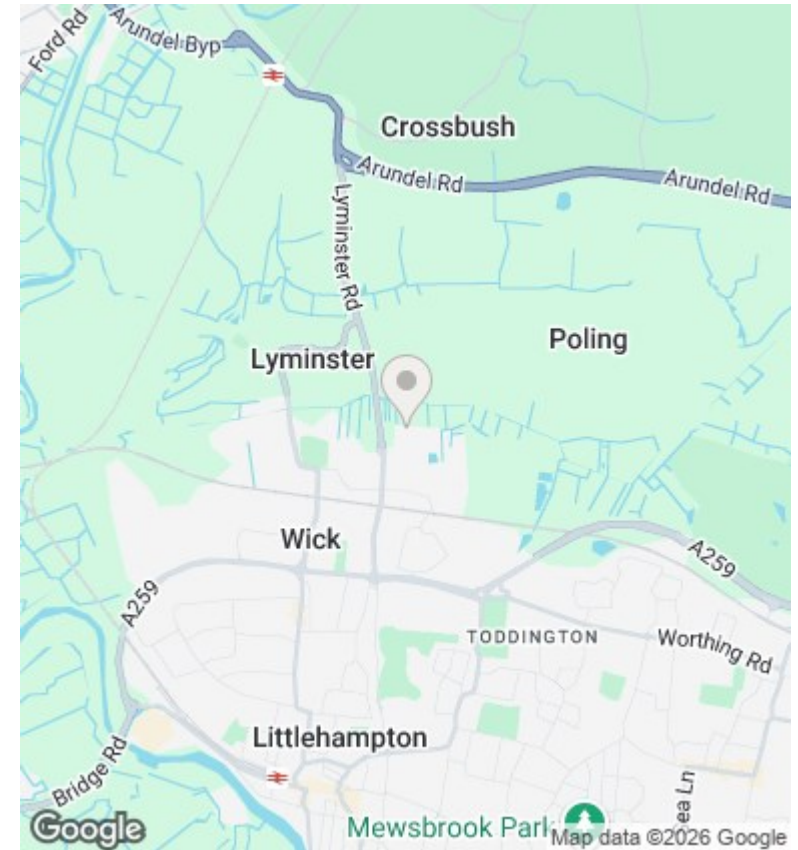
**ESTATE FEE-**

£364.90 Per annum  
towards upkeep of  
communal areas of  
development





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<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.