



# 156 Wick Street, Littlehampton, Littlehampton, West Sussex, BN17 7JT

£215,000

- End of Terrace Period Cottage
- Open Plan 21'9 Lounge/Diner
- 8'8 White Bathroom Suite
- Two Bedrooms
- 11'7 x 11' Master Bedroom
- Close to Local Shops/Schools
- Retaining Some Character Features
- 9'11 Sun Room
- Chain Free

# 156 Wick Street, Littlehampton BN17 7JT

End of terrace period cottage, offering a wonderful blend of character and convenience, situated within easy reach of local amenities.

The accommodation includes a spacious 21'9 open plan lounge/diner, creating an ideal setting for both relaxing and entertaining. A light and airy 9'11 sun room provides an additional versatile living space, perfect for enjoying the garden outlook throughout the seasons. Upstairs there is a generously sized 11'7 x 11' master bedroom, alongside a further bedroom, making it well suited to couples, small families, or downsizers alike. The bathroom is fitted with a modern 8'8 white suite, complementing the home's clean and neutral presentation.

Externally, the property is conveniently located close to local shops and schools, making day-to-day living highly practical.

Offered to the market chain free, this appealing cottage presents an excellent opportunity for a smooth and straightforward purchase.



Council Tax Band: B

Tenure: Freehold



Lounge/Diner

22'3" x 11'8"

Kitchen

8'11" x 7'3"

Conservatory

10'0" x 7'5"

Bedroom 1:

11'7" x 11'0"

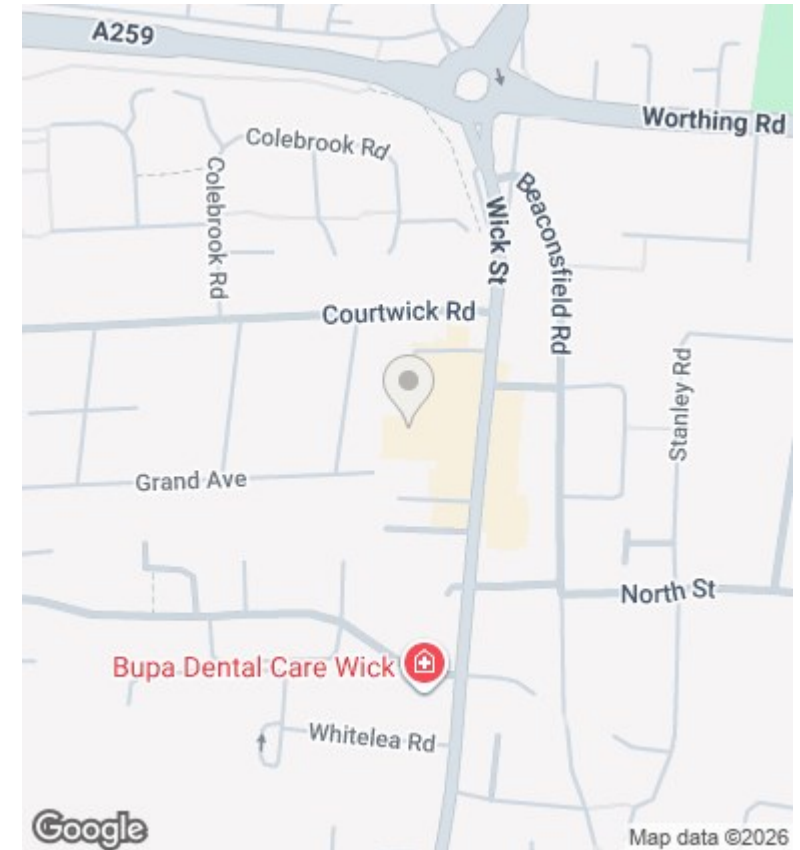
Bedroom 2:

10'11" x 6'2"





While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or condition.



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	50
(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.