



36 Pethick Road, Wick, Littlehampton, BN17 7TJ

£335,000

- Modern Three Bedroom Semi-Detached Town House
- Driveway Parking For Two/Three Vehicles
- Three Double Bedrooms
- Chain Free
- Popular Hampton Park Development
- 11'8 Kitchen Overlooking Garden
- GF Cloakroom
- 14'7 Lounge
- Views Towards Open Countryside To Rear
- Spacious Accommodation Spread Over Three Floors

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Nestled on Pethick Road in the charming area of Wick, Littlehampton, this delightful semi-detached house offers a perfect blend of modern living and comfort. Built in 2019, this new build property spans an impressive 915 square feet, providing ample space for families or those seeking a little extra room.

The house features three well-proportioned bedrooms, ideal for accommodating family members or guests. Each room is designed to maximise natural light, creating a warm and inviting atmosphere throughout the home. The contemporary design and high-quality finishes ensure that this property meets the demands of modern living.

One of the standout features of this home is the generous parking space, which can comfortably accommodate up to three vehicles. This is a rare find in the area and adds to the convenience of daily life. The nearby coastal town of Littlehampton offers a variety of leisure activities, including beautiful beaches and scenic walks along the seafront.

In summary, this semi-detached house on Pethick Road is a fantastic opportunity for those looking for a contemporary home in a desirable location. With its modern features, spacious layout, and convenient parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

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Council Tax Band: D

Tenure: Freehold



LIVING ROOM

14'7x11'9

KITCHEN/BREAKFAST ROOM

11'8x7'6

PRINCIPAL BEDROOM

17'1 max x 8'4

EN-SUITE SHOWER ROOM

11'1x6'0

BEDROOM 2

11'9x10'4

BEDROOM 3

11'9x8'9

BATHROOM

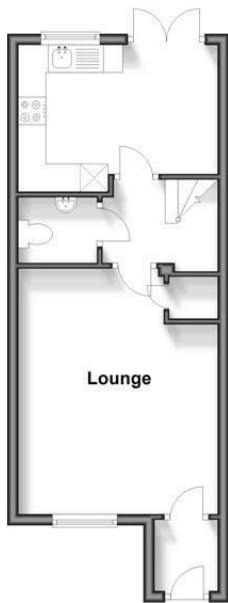
7'8x5'6

ESTATE FEE

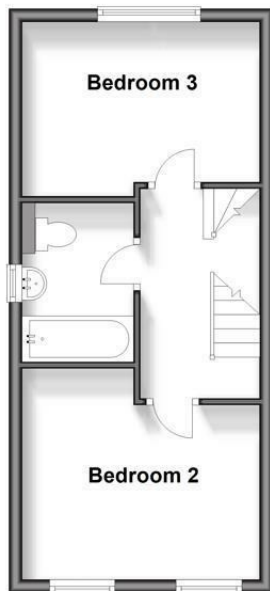
Annual estate fee for the upkeep of all communal parts of the development
- £361.85



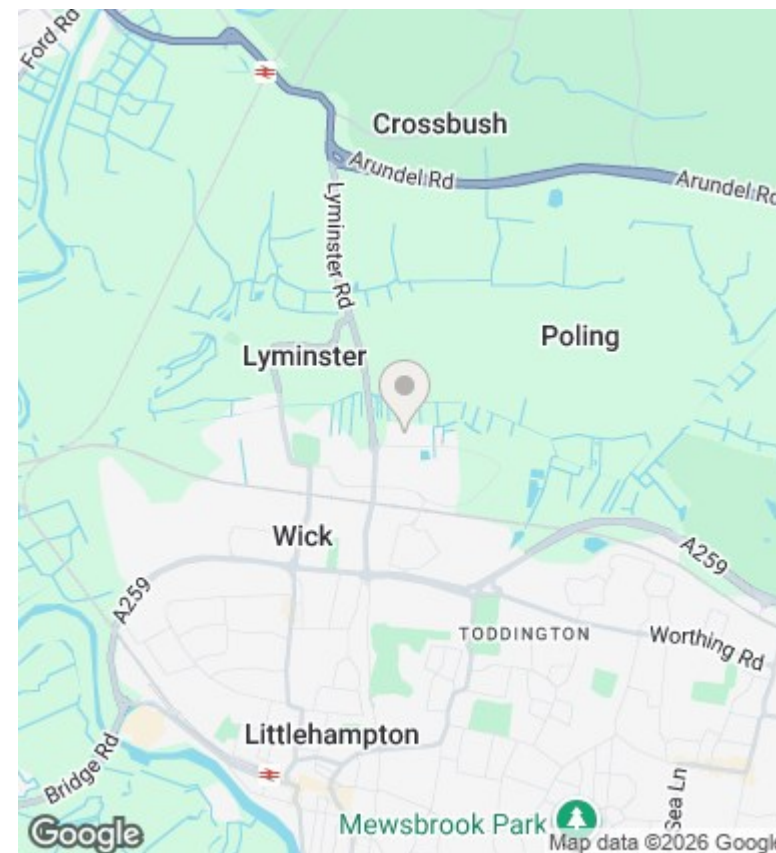
Ground Floor
Approx. 32.4 sq. metres (348.4 sq. feet)



First Floor
Approx. 30.8 sq. metres (331.2 sq. feet)



Second Floor
Approx. 21.5 sq. metres (231.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	
England & Wales		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.