



Total Area: 539 ft<sup>2</sup> ... 50.0 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by Jtm 2023

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

**3 North Street, Wick,  
Littlehampton, BN17 6JL  
£230,000 - Freehold**

**Glyn-Jones**



Glyn-Jones and Company are pleased to offer for sale this terraced cottage, which is conveniently located close to local schools and amenities.

The accommodation comprises of; an entrance porch, a lounge/dining room separated by stairs going up to the first floor, a fitted kitchen with oven/hob, a good-sized master bedroom with storage cupboard, a second bedroom and a bathroom with shower over the bath.

Outside, there is the particularly attractive feature of a LENGTHY DRIVEWAY TO THE FRONT FOR TWO CARS and a PRIVATE REAR GARDEN.

Additional benefits are; gas central heating (installed in December 2020) and part double-glazing.

**IDEAL FIRST TIME BUY/INVESTMENT PROPERTY.**

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**Additional Property Information:**

Tenure – Freehold

Council Tax Band – A

Energy Efficiency Rating – D

**Location –**

North Street is a popular road off Wick Street, which is approximately half a mile north of Littlehampton town centre, with its range of shops, cafes and restaurants as well as transport links via Littlehampton Train Station.

Morrison's supermarket and a local shopping parade including post office are within a few hundred metres from the property.

