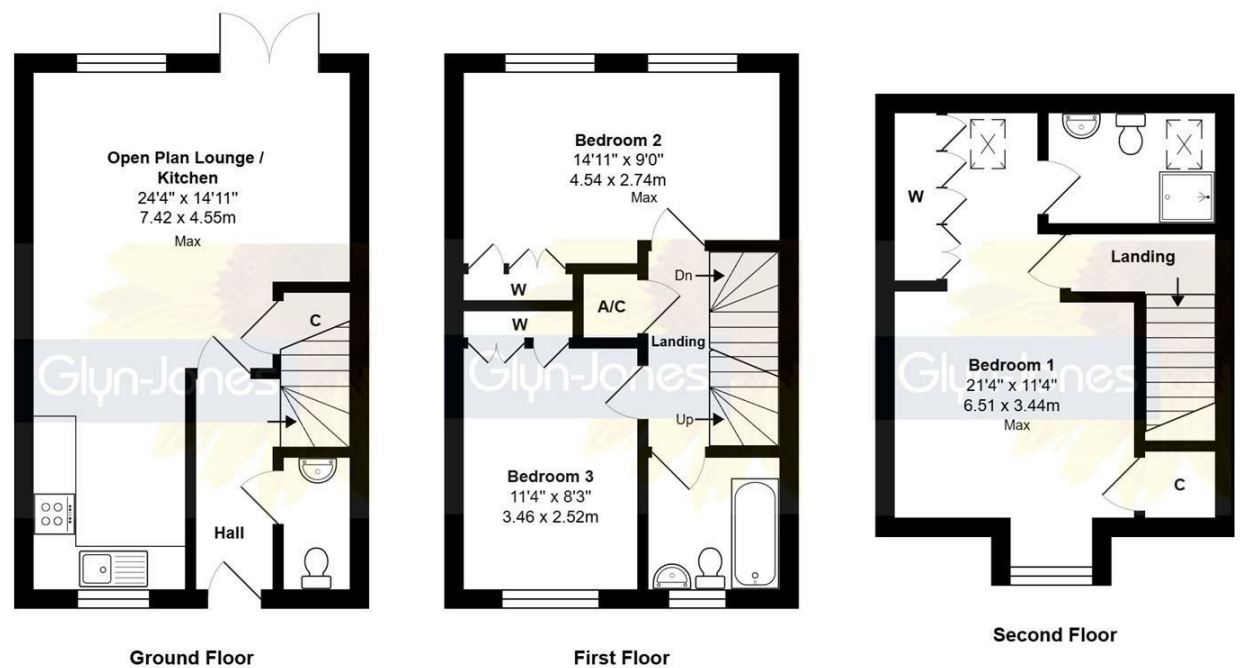


# 31 Cheal Way, Wick Littlehampton BN17 6FL

£315,000 - Freehold

Glyn-Jones



Total Area: 1023 ft² ... 95.1 m²

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 2025



- Modern Three Storey Town House
- Two Bathrooms (one En-Suite)
- Ground Floor Cloakroom
- Double Glazing
- Allocated Parking
- Three Double Bedrooms All With Built In Wardrobes
- Open Plan Lounge/Dining Room & Kitchen
- Gas Central Heating (New Boiler 2025)
- Enclosed Low Maintenance Garden
- No Onward Chain

Introducing this modern three storey house, situated on a pleasant walkway within the popular Elysian Fields development. This property boasts three bedrooms, the main bedroom situated on the top floor is a lovely double aspect room with fitted wardrobes and an en-suite shower room. The two first floor bedrooms are also double rooms and benefit from built in wardrobes. The ground floor offers a welcoming open plan lounge/dining room, and kitchen with modern units and double doors that lead out to the rear garden. Outside, the property benefits from an enclosed low maintenance garden with summerhouse and timber shed. A gate provides rear access, where you will find allocated parking for two cars, Further benefits include a ground floor cloakroom, gas heating with a new boiler installed in 2025 and double glazing throughout.

Located on a pleasant walkway within the popular Elysian Fields development, approximately 1.25 miles north of Littlehampton town centre. Being within an approximate 1 mile radius of several schools, a large superstore and many other shopping outlets.

Furthermore, Littlehampton mainline railway station provides a regular service to London Victoria and can be found in approximately 1.75 miles, whilst the seafront and delightful riverside can both be found within approximately 2 miles and offer a wide range of restaurants and leisure attractions.,

TENURE - Freehold

Council Tax Band: C  
Energy Performance Rating: C

AGENT'S 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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