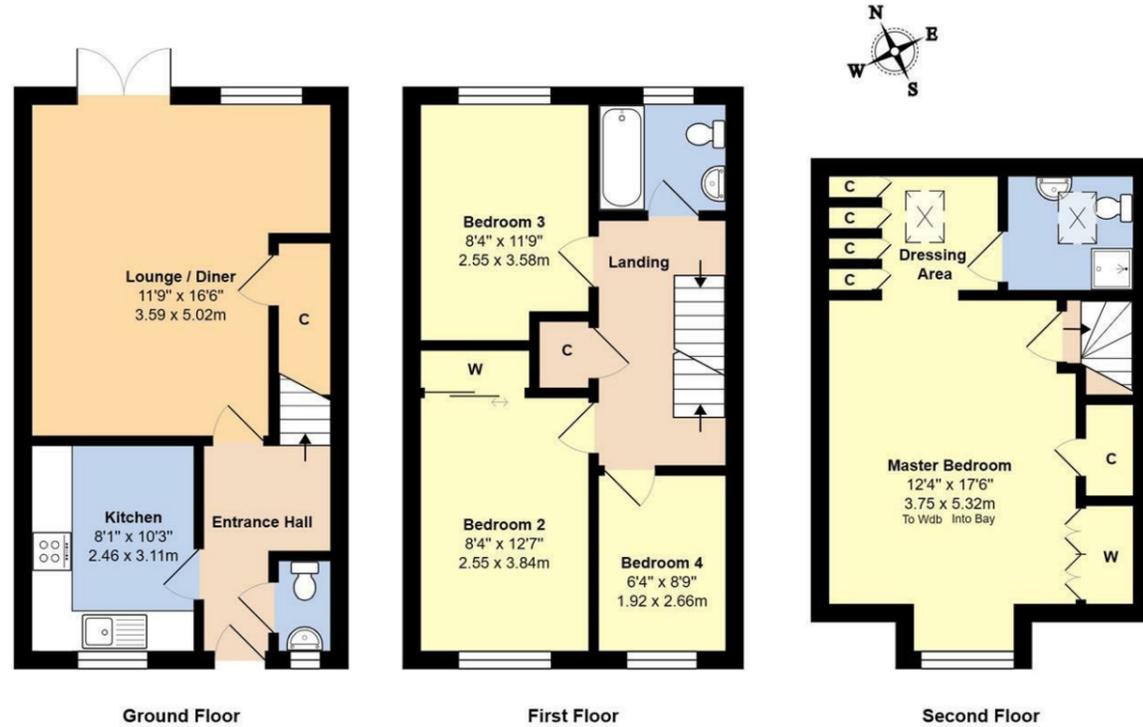


9 Holmes Way, Wick Littlehampton BN17 6GT

£347,500 - Freehold



Total Area: 1194 ft² ... 111.0 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 2023



TENURE - Freehold

Council Tax Band: D

Energy Performance Rating: C

AGENTS 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.

WITH OVER...



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



Glyn-Jones & Company
Rustington Office Sales
01903 770095
rustington@glyn-jones.com

- Modern Semi-Detached House
- Two Bathrooms (One En-suite)
- Refitted Kitchen
- South Facing Rear Garden
- Gas Heating
- Four Bedrooms
- Lounge/Dining Room
- Ground Floor Cloakroom
- Private Driveway
- No Onward Chain

Located in the popular Elysian Fields development, this well-presented modern semi-detached townhouse offers versatile accommodation arranged across three floors. Perfectly suited to family living, the property enjoys the benefit of **no onward chain**, ensuring a smooth and efficient move.

Inside, the house boasts four well-appointed bedrooms. The impressive main bedroom is situated on the top floor and features a range of built-in storage, a double-aspect layout, dressing area, and a stylish en-suite shower room with w.c. On the first floor, there are three further bedrooms, ideal for family members or guests, as well as a contemporary family bathroom.

On the ground floor, you'll find a bright and inviting, south-facing lounge, seamlessly opening onto the enclosed, low-maintenance rear garden – a perfect spot for relaxing or entertaining. The modern kitchen features a range of integral appliances, while a ground floor cloakroom adds further convenience.

Practical features include gas central heating, double glazing throughout, and allocated parking for two cars. The enclosed rear garden benefits from a favoured southerly aspect and is designed with low maintenance in mind, with paved patio, artificial lawn and useful gated side access.

Situated on the popular Elysian Fields development, the property enables easy access to the A259, bus routes operating along nearby Worthing Road, as well as several schools for primary and senior age groups.

The town centre of Littlehampton can be found within approximately 1.25 miles and is complimented by its picturesque seafront and riverside, both of which offer a variety of attractions and eateries. There is also a comprehensive shopping precinct and a mainline railway station that provides numerous services, including to London Victoria.



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



Glyn-Jones & Company
Rustington
01903 770095

9 Holmes Way, Wick, Littlehampton, West Sussex, BN17 6GT

