



6 Matheson Place, Wick, Littlehampton, BN17 7GF

£265,000

- Beautifully Presented Semi Detached House
- 12'8 Kitchen/Breakfast Room Overlooking Rear Garden
- Ground Floor Cloakroom
- Two Bedrooms
- Popular Hampton Park Development
- Bedroom Two with Ensuite
- Two Allocated Parking Spaces Directly Outside Property
- Cud-De-Sac Location
- Viewing Highly Recommended to Appreciate This Lovely Home

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Beautifully presented two bedroom semi-detached house, situated in a popular Hampton Park development within a pleasant cul-de-sac location.

The property offers a welcoming living space and a 12'8 kitchen/breakfast room overlooking the rear garden, together with a useful ground floor cloakroom. Upstairs are two bedrooms, with bedroom two benefiting from its own ensuite shower room.

Outside, the property enjoys a pleasant rear garden and the added convenience of two allocated parking spaces directly outside the property.

An ideal home for first-time buyers, couples or those seeking a well-presented, low-maintenance property in a popular location.

Viewing is highly recommended to fully appreciate this lovely home.



Council Tax Band: C

Tenure: Freehold



KITCHEN/BREAKFAST ROOM

12
8 X 8

LOUNGE

15'2 x 9'3

BEDROOM

12'8 x 8'7

BEDROOM

9'10 x 8'5

ENSUITE

8'1 x 2'5

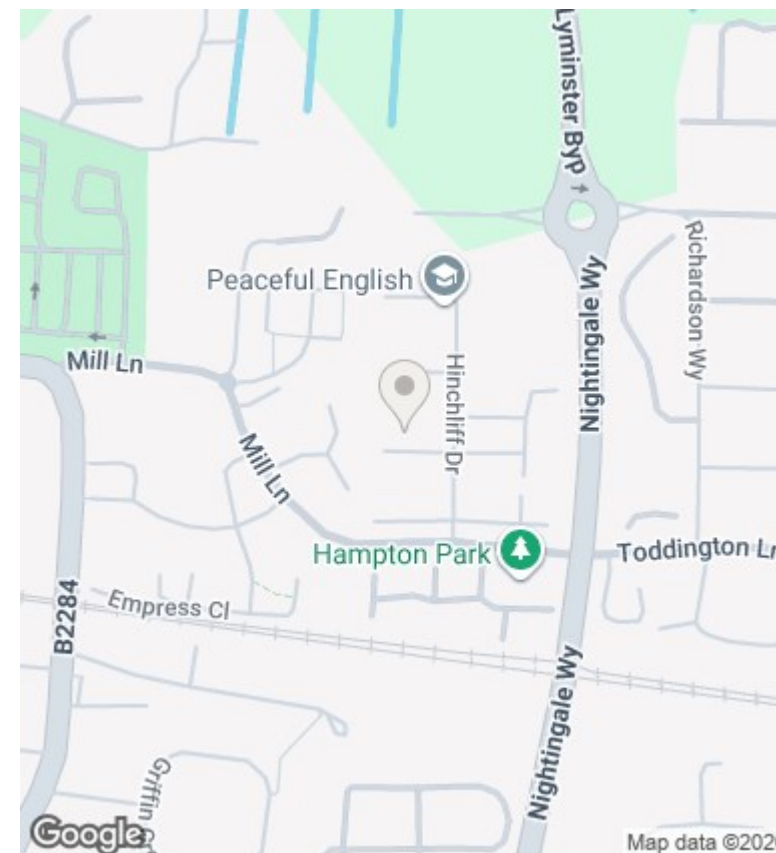
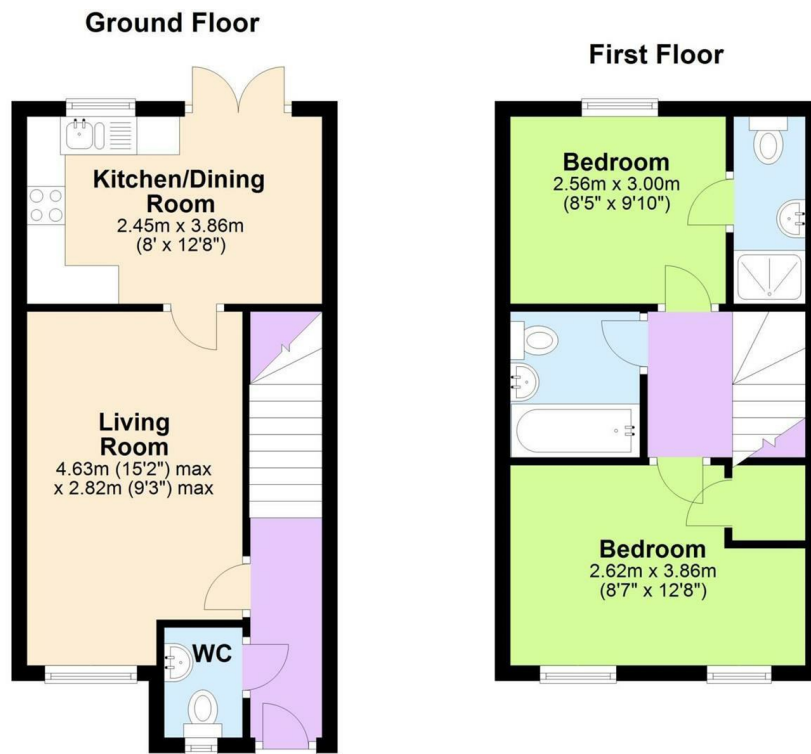
FAMILY BATHROOM

6'1 x 5'6

ESTATE FEE

Approx £350PA for the upkeep
of the development





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.