



52 Lansdowne Road, Wick, Littlehampton, BN17 6JG

£240,000

- Extended Two Bedroom Mid Terrace House
- 70ft West Facing Rear Garden
- 16'3 Lounge
- Viewing Recommended
- Off Road Parking
- 16'3 Bedroom One
- Ground Floor Bathroom
- 16'2 Kitchen/Breakfast Room
- First Floor Shower Room
- Gas Central Heating

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Spacious Extended Two Bedroom Mid-Terrace Home with Off-Road Parking and Generous Garden

This extended two-bedroom mid-terrace property offers a perfect blend of space, comfort, and convenience—ideal for first-time buyers, downsizers, or investors.

Step inside to discover a generous 16'3 lounge, perfect for relaxing or entertaining guests, leading to a well-appointed 16'2 kitchen/breakfast room, offering plenty of room for family dining, along with a garden room attached. A ground floor bathroom adds further flexibility and practicality to the layout.

Outside, the home boasts off-road parking to the front and a superb 70ft west-facing rear garden, ideal for enjoying sunny afternoons or outdoor entertaining.

Upstairs, you'll find two spacious bedrooms, including an impressive 16'3 main bedroom, along with a first floor shower room.

Viewing is highly recommended to fully appreciate the space and potential this home offers.



Council Tax Band: B

Tenure: Freehold



LOUNGE

16'3" x 10'3"

KITCHEN/BREAKFAST ROOM

16'2" x 8'5"

SUN ROOM

9'10" x 8'9"

GROUND FLOOR BATHROOM

9'5x6'1

BEDROOM ONE

16'3" x 10'4"

BEDROOM TWO

9'3" x 8'1

SHOWER ROOM

9'4" x 6'1"

REAR GARDEN

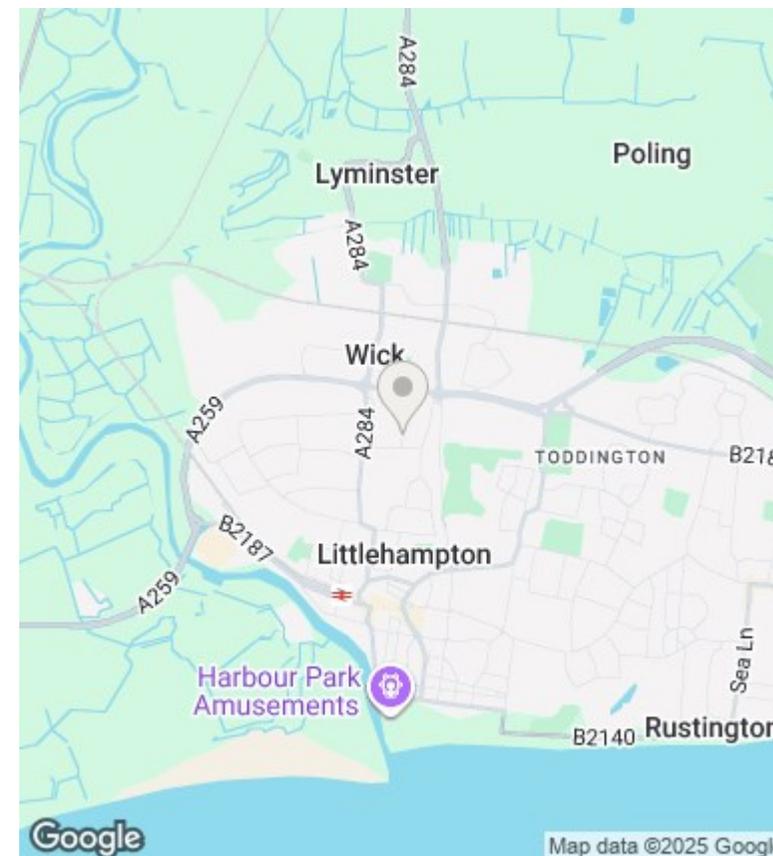
Approx 70'0" ft long in length





Total Approx Floor Area 788 ft² ... 73.2 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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by Jim 2025



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.