



## 3 Amsbridge Crescent, Wick, Littlehampton, West Sussex, BN17 £315,000

- Modern Three Bedroom End Of Terrace House
- 14'6 Lounge
- Three Double Bedrooms
- Vendors Suited To Chain Free Property
- Two Allocated Parking Spaces To Front Of Property
- 11'8 Kitchen Overlooking Garden
- Ground Floor Cloakroom
- South Facing Rear Garden
- Master Suite To Top Floor
- Popular Hampton Park Development

# 3 Amsbridge Crescent, Littlehampton BN17 7GE

Nestled in the popular Hampton Park development this delightful end terrace house offers a perfect blend of modern living and comfort. Built in 2017, this new build property spans an impressive 947 square feet, providing ample space for families or those seeking a stylish home.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The well-designed layout features three generously sized bedrooms, ensuring that everyone has their own private space. The property also boasts two contemporary bathrooms, thoughtfully designed to cater to the needs of a busy household.

The location of this home is particularly appealing, as it combines the tranquillity of suburban living with convenient access to local amenities. Residents can enjoy the nearby parks, shops, and schools, making it an excellent choice for families or individuals alike.

With its modern features and attractive design, this end terrace house is a wonderful opportunity for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a new family home, this property is sure to impress. Do not miss the chance to make this lovely house your new home.

 3  2  1  B 84

Council Tax Band: D

Tenure: Freehold



**LOUNGE**  
14'8x11'8

**KITCHEN/BREAKFAST  
ROOM**  
14'6x11'8

**MASTER BEDROOM**  
16'9x8'4

**EN-SUITE**  
11'1x4'9

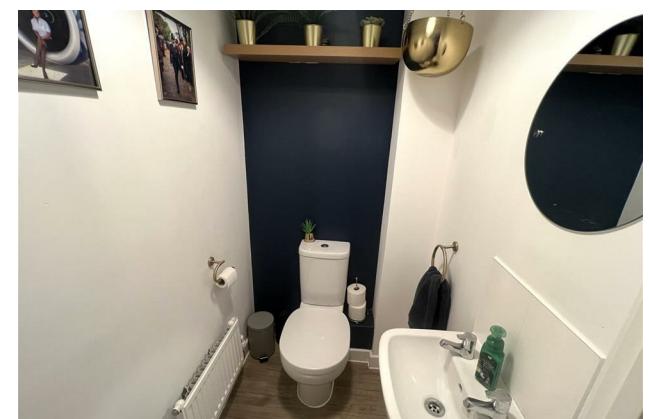
**BEDROOM 2**  
11'8x8'8'

**BEDROOM 3**  
9'6x8'8

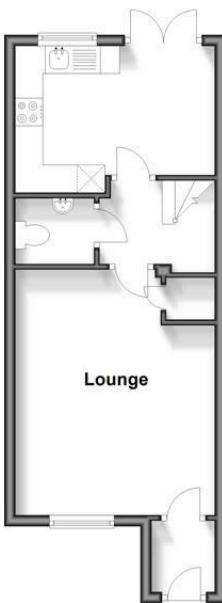
**BATHROOM**  
7'8x5'5

**ESTATE FEE**

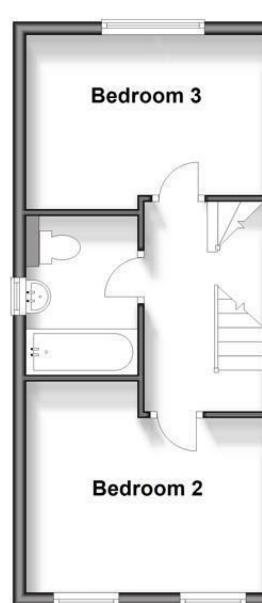
There is an annual estate fee for the upkeep of the common parts of the development which is approx £380 per year



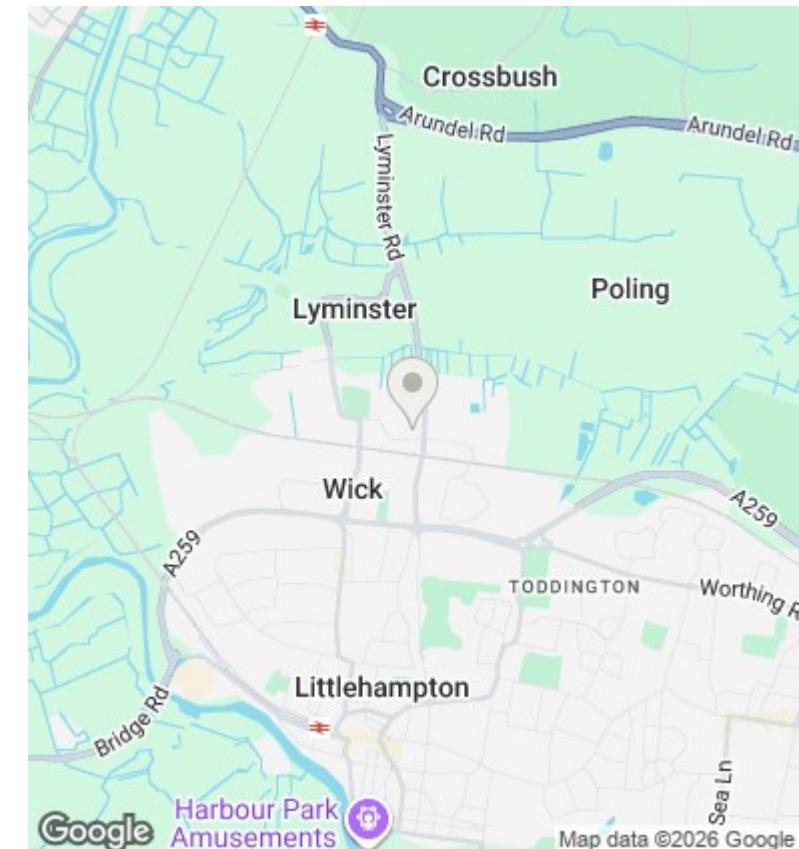
**Ground Floor**  
Approx. 32.4 sq. metres (348.4 sq. feet)



**First Floor**  
Approx. 30.8 sq. metres (331.2 sq. feet)



**Second Floor**  
Approx. 21.5 sq. metres (231.0 sq. feet)



Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

Energy Efficiency Rating		
		Current
Very energy efficient - lower running costs		95
(92 plus)	A	
(81-91)	B	84
(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.