



## 65 Colebrook Road, Wick, Littlehampton, BN17 7NU

£275,000

- Three Bedroom Link Detached House
- 19'1 Garage & Driveway Parking
- Close To Local Shops & Schools
- Chain Free
- In Need Of Modernisation Throughout
- 12'7 Kitchen Overlooking Garden
- Plenty Of Opportunity To Add Value & Buyer To Add Their Own Stamp To This Family Home
- 22'9 Lounge/Dining Room
- GF Cloakroom
- Vacant Possession



# 65 Colebrook Road, Littlehampton BN17 7NU

Offered to the market with vacant possession and no onward chain, this three-bedroom link-detached house presents an outstanding opportunity for buyers looking to modernise and add their own personal stamp. Situated in a convenient location close to local shops and well-regarded schools, this home is ideal for families or those seeking a project with potential to add value.

The ground floor features a double aspect 22'9" lounge/dining room, providing generous living and entertaining space, along with a 12'7" kitchen overlooking the rear garden. A useful ground floor cloakroom completes the layout.

Upstairs, the property offers three bedrooms and a family bathroom (in need of updating), making this an exciting blank canvas for redesign and improvement.

Externally, the home benefits from a 19'1" garage, driveway parking, and a private rear garden.

Viewing is highly recommended to appreciate the property's full potential!



Council Tax Band: C

Tenure: Freehold





**LOUNGE/DINING ROOM**

22'9x12'7

**KITCHEN**

12'7x8'8

**BEDROOM 1**

12'8x9'6

**BEDROOM 2**

12'8x8'7

**BEDROOM 3**

7'1x6'5

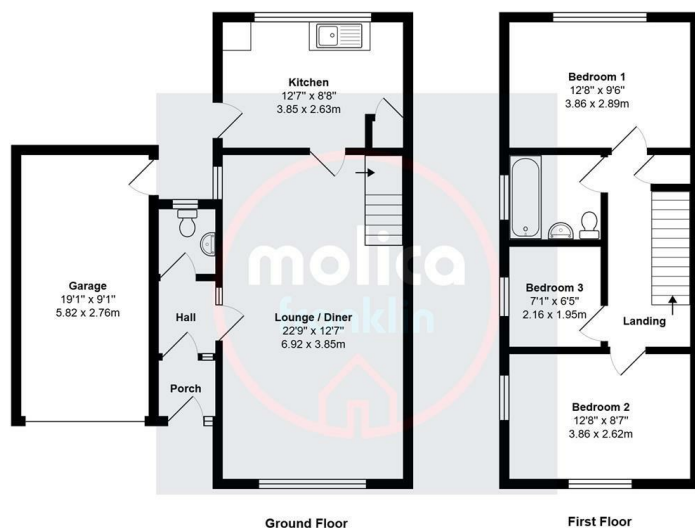
**BATHROOM**

6'5x6'0

**GARAGE**

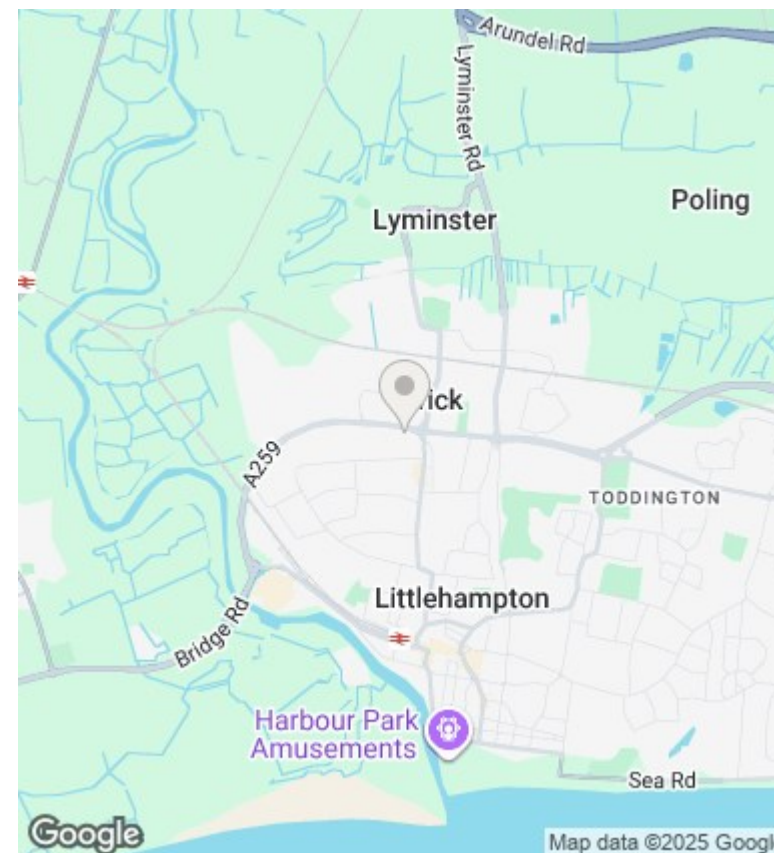
19'1x9'0






Total Area: 1074 ft² ... 99.8 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 1st Image 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	74
<b>England &amp; Wales</b>	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.