



## 2 New Cottage Gardens, Wick, Littlehampton, BN17 6FF

**£367,500**

- Immaculately Presented Semi Detached House
- Situated in a Cul-De-Sac Location, in a Small Development of Five Properties
- Low Maintenance Rear Garden with Hot Tub INCLUDED
- Viewing Highly Recommended to Appreciate Condition of this Home
- Three Bedrooms
- 14'07 x 15'00 Lounge/Diner with Bi-Folding Doors onto Rear Garden
- Ground Floor W/C
- Two Off Road Parking Spaces
- Modern 12'08 Kitchen with some Integrated Appliances
- Contemporary Lay-Out

# 2 New Cottage Gardens, Littlehampton BN17 6FF

This stunning three-bedroom semi-detached house is immaculately presented throughout and offers a perfect blend of modern living and convenience. Situated in a cul-de-sac within a small development of just five properties, the home provides a private setting, ideal for families or those alike.

The property features:

Three Spacious Bedrooms, offering ample room for family living

Two Off-Road Parking Spaces, ensuring plenty of parking for residents and visitors

14'07 x 15'00 Lounge/Diner with stylish bi-folding doors that open up to the rear garden, creating a seamless flow between indoor and outdoor spaces

Modern 12'08 Kitchen, equipped with integrated appliances and plenty of counter space, perfect for cooking and entertaining

Ground Floor W/C, offering added convenience for busy households

Low Maintenance Rear Garden, ideal for outdoor relaxation with minimal upkeep

A Contemporary Layout throughout, designed to maximise light and space

With its high-quality finish, thoughtful layout, and excellent location, this home is sure to impress. Viewing is highly recommended to fully appreciate the exceptional condition of this property.

 3  2  1  C 76

Council Tax Band: C

Tenure: Freehold



### LIVING ROOM

14'07 x 15'00

### KITCHEN

12'08 x 7'05

### W/C

6'02 x 2'11

### BEDROOM ONE

8'11 x 8'03

### ENSUITE

8'10 x 4'00

### BEDROOM TWO

9'07 x 8'03

### BEDROOM THREE

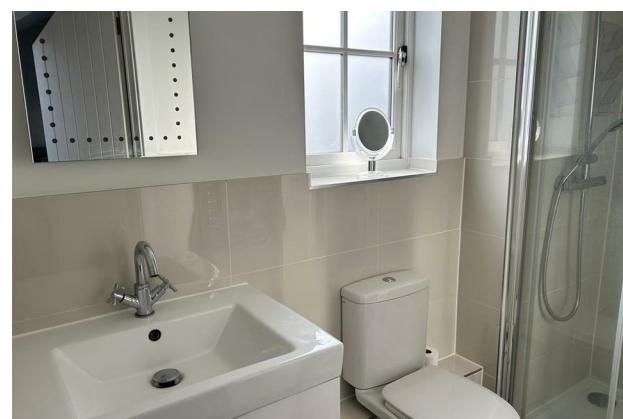
8'11 x 7'09

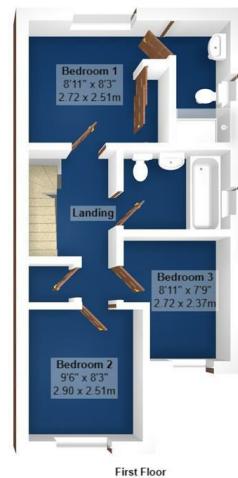
### NB Note

The sellers advise that there is an electric socket to the rear and some extra space to the side of the house and that the hot tub is included as part of the sale of the property.

### GARDEN

Low maintenance rear garden with hot tub which is included within the sale.

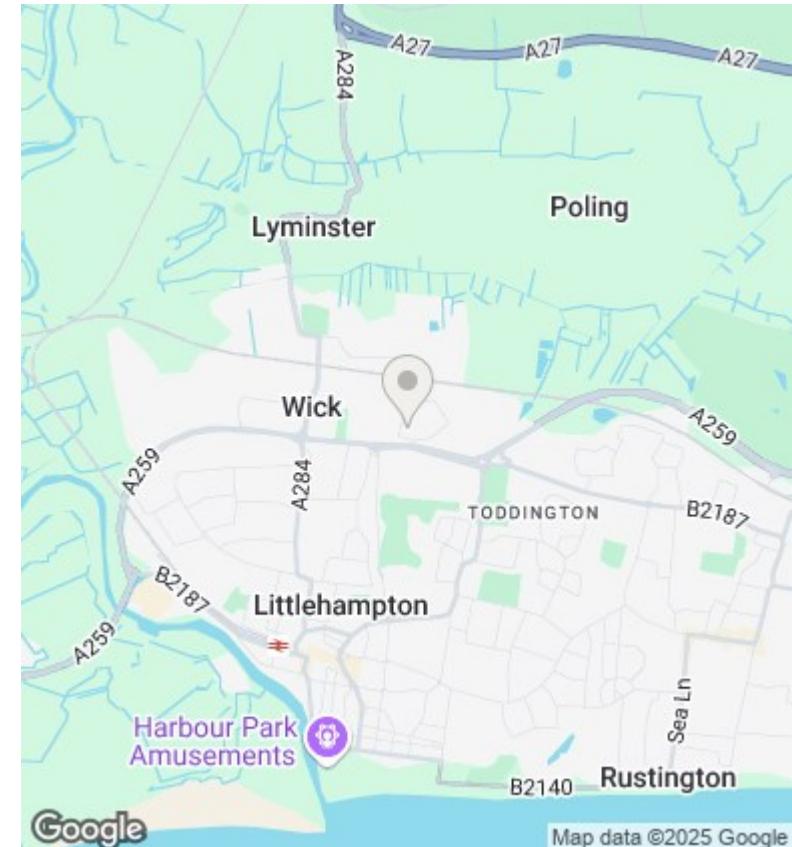




Total Area: 858 ft<sup>2</sup> ... 79.7 m<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
 Created by Jtm 2025

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.



Map data ©2025 Google

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.