



2 Fawcett Grove, Wick, Littlehampton, BN17 7TF

Offers Over £450,000

- Beautifully Presented & Decorated Four Bedroom Detached Modern Home
- 18'02 Feature Fully Integrated Kitchen/Diner Overlooking Garden
- Driveway Parking For Three Vehicles
- Two En-Suite Shower Rooms
- Utility Room & Ground Floor Cloakroom

- Extensively Improved & Updated By Current Owners
- Landscaped South Facing Rear Garden
- 14'4 Garden Cabin With Power & Insulation (Constructed in 2025)
- 16'5 Master Bedroom Suite With Stunning Upgraded Shower Room
- Viewing Highly Recommended To Appreciate Quality Of Finish Throughout

A Beautifully Presented Four-Bedroom Detached Home – Immaculately Updated Throughout

This stunning, extensively improved modern home offers stylish living spaces, high-quality finishes and an exceptional layout designed for both comfort and convenience. Set across three floors, the property has been thoughtfully decorated and maintained by the current owners, making it ready to move straight into.

At the heart of the home is the impressive 18'02 fully integrated kitchen/diner, featuring generous space for family dining and entertaining, all while overlooking the landscaped south-facing rear garden. A separate cosy lounge sits to the front of the property, creating an inviting space to unwind. Completing the ground floor are a practical utility room and a modern cloakroom.

Upstairs, the bedroom accommodation is superb. The 16'5 master bedroom suite occupies its own private floor, complete with a beautifully upgraded en-suite shower room. Two further bedrooms also benefit from their own en-suite shower rooms, providing outstanding comfort for family living or guest stays. A fourth bedroom offers excellent flexibility as a home office, nursery or hobby room.

The exterior is just as impressive. The landscaped south-facing garden provides a tranquil retreat, enhanced by a high-quality 14'4 garden cabin constructed in 2025, fully insulated and powered – ideal as a home office, studio or relaxation space. To the front, a private driveway offers parking for three vehicles.

Viewing is highly recommended to fully appreciate the exceptional finish and thoughtful upgrades throughout this remarkable home.

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 B 84

Council Tax Band: E

Tenure: Freehold



KITCHEN/DINER

18'02 x 10

area to side measuring an extra
7'41 x 4'80

LOUNGE

12'06 x 11'09

UTILITY ROOM

8'32 x 5'54

BEDROOM ONE

16'51 max x 11'38

Narrowing to 13'88

ENSUITE TO BEDROOM ONE

6'40 x 4'92

BEDROOM TWO

12'93 x 10'70

ENSUITE TO BEDROOM TWO

6'06 x 5'84

BEDROOM THREE

9'36 x 8'38

BEDROOM FOUR

9'4 x 8'4

FAMILY BATHROOM

7'04 x 5'59

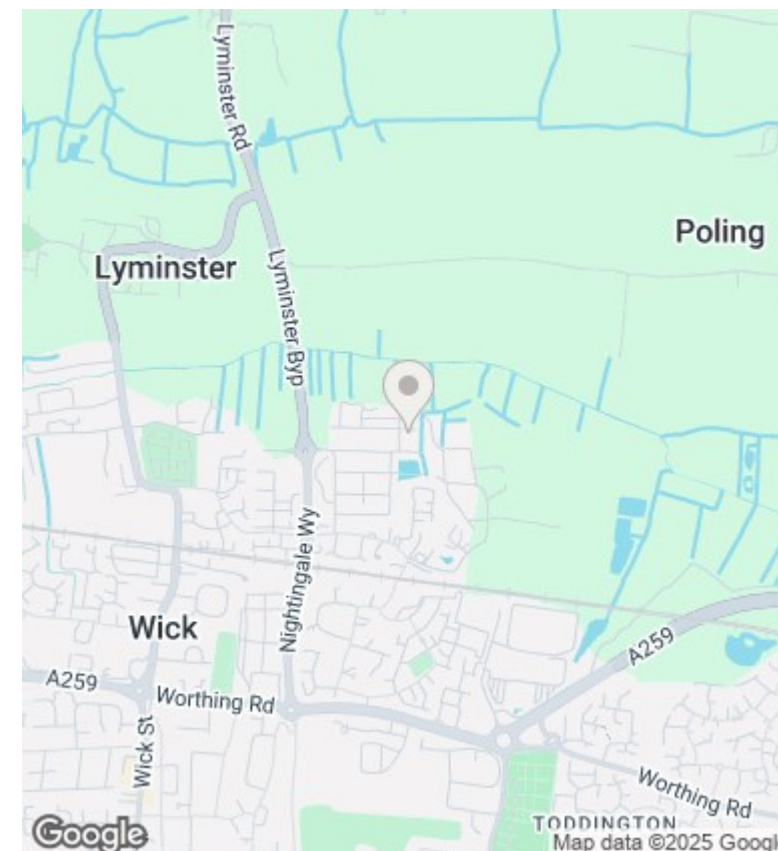
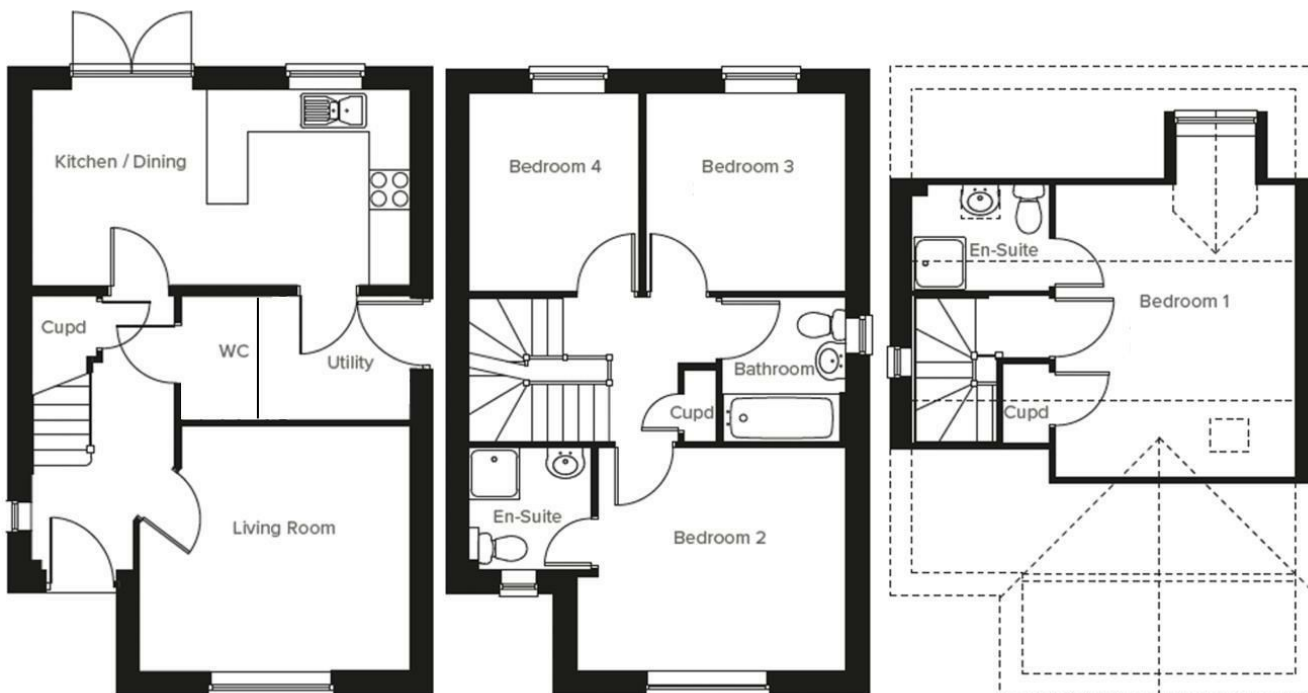
GARDEN ROOM/CABIN

14'04 x 7'62

With power points, insulated in
the roof & the floor.

With a seperate storage shed





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	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	
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.