











## 21 Elspring Mead, Wick, Littlehampton, West Sussex, BN17 7JE

£245,000

- Chain Free
- Situated on a Walkway with No Through Traffic
- Front & Rear Gardens

- Mid-Terrace House
- 26'9 Double Aspect Lounge/Diner
- Opportunity for Buyer to Personalise the Property
- Three Bedrooms
- Ground Floor W/C
- A Must See Property to Understand The Houses Full Space and Potential

## 21 Elspring Mead, Littlehampton BN17 7JE

Chain Free – Spacious Three-Bedroom Mid-Terrace Home

Situated along a peaceful walkway with no through traffic, this chain-free mid-terrace house offers an excellent opportunity for buyers seeking space and potential.

The property features a generous 26'9" double-aspect lounge/diner, providing a bright and versatile living area ideal for entertaining or relaxing. The ground floor W/C adds convenience, while the three well-proportioned bedrooms offer comfortable accommodation upstairs.

Outside, the home enjoys both front and rear gardens, creating inviting outdoor spaces perfect for gardening, play, or summer dining.

With plenty of scope for improvement, this home presents a wonderful opportunity for the buyer to personalise the property and make it their own.

A must-see property to truly appreciate the full space and potential on offer.









Council Tax Band: B

Tenure: Freehold





## LOUNGE/DINER

26'9 x 10'9

#### KITCHEN

10'6 x 8'1

#### **BEDROOM ONE**

13'4 x 9'6

### **BEDROOM TWO**

11'4 max x 10'2

## BEDROOM THREE

7'5 x 9'5

### **FAMILY BATHROOM**

6'7 x 5'9

# GROUND FLOOR CLOAKROOM

4'97 x 2'87

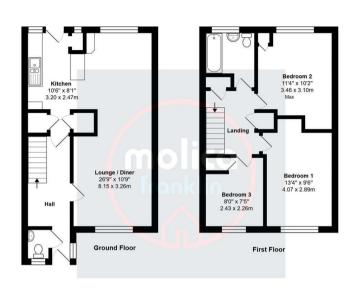












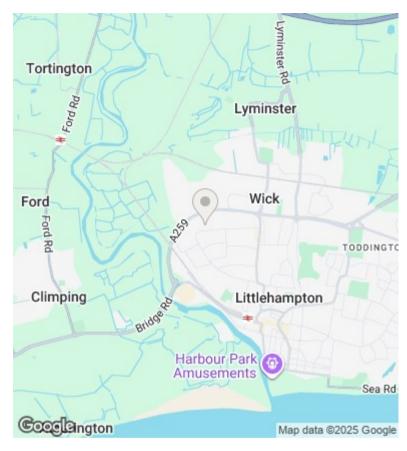
Total Approx.Floor Area 961 ft<sup>2</sup> ... 89.3 m<sup>2</sup>

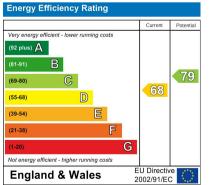
White every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, crisisons or insi-statement.

This plan is for illustrative unproses only and should be used as such by any prospective purchaser.

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 restuarants 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.





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.