



16 Goldcrest Avenue, Wick BN17 7GQ
£550,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

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- **Stunning 4 Bedroom Detached House**
- **2 Reception Rooms**
- **Internal Viewing Recommended**
- **En Suite Shower Room & Family Bathroom**
- **Refitted Kitchen & Utility Room**
- **Feature Gardens**
- **Private Drive & Double Garage**
- **Council Tax Band 'E'**
- **EPC Rating 'D'**

A stunning four bedroom detached house with double garage and en suite shower room to the master bedroom. A particular feature of the property is a fantastic conservatory with delightful views over the established rear garden and outside seating area.

The house is offered for sale in excellent decorative order and we would strongly recommend internal viewing to be able to fully appreciate this lovely home.

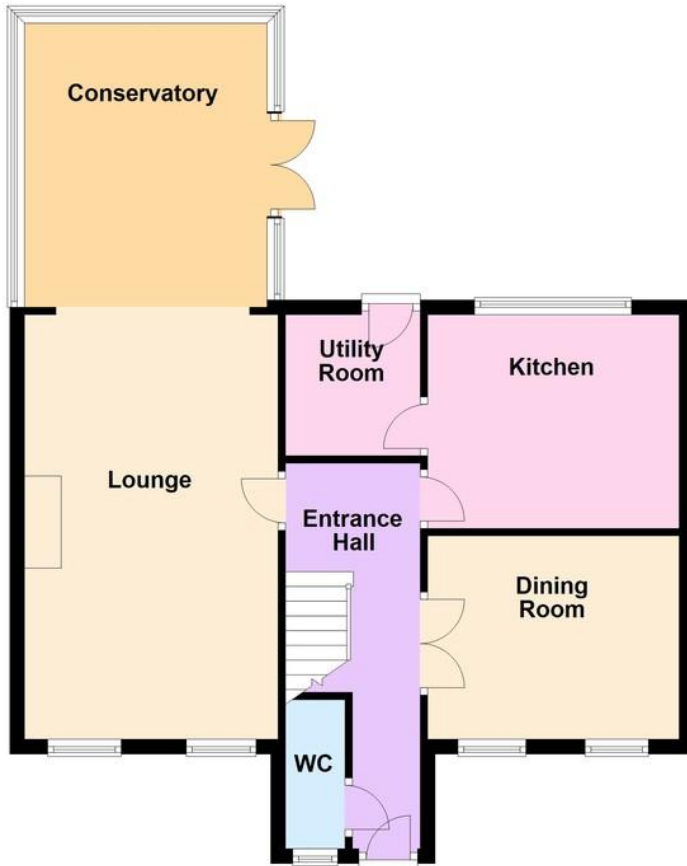
In brief the accommodation comprises: - entrance hall, ground floor cloakroom, large lounge with wide opening into the conservatory, refitted modern kitchen, utility room, separate dining room, four bedrooms with en suite to master bedroom and a family bathroom/WC.

Goldcrest Avenue is a popular modern residential development to the north of Littlehampton town centre and is accessed off Courtwick Lane.



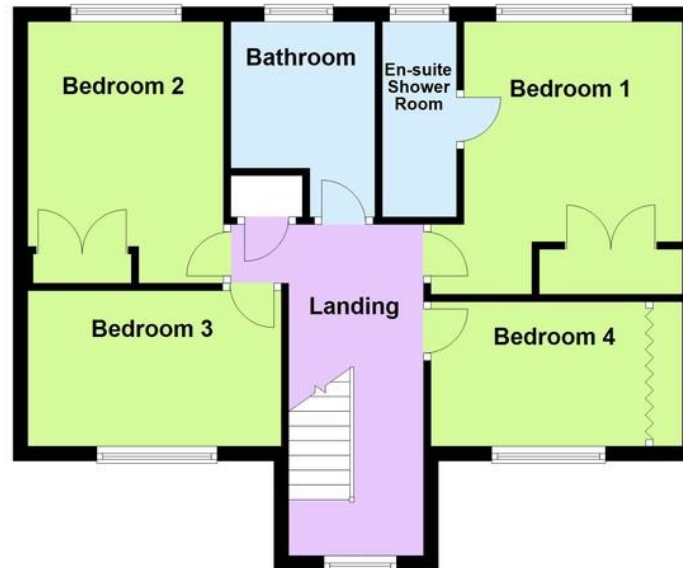
Ground Floor

Approx. 67.2 sq. metres (723.5 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.7 sq. feet)



Total area: approx. 121.3 sq. metres (1306.2 sq. feet)

ENTRANCE HALL

LOUNGE

18' 10" x 11' 3" (5.74m x 3.43m)

CONSERVATORY

12' 8" x 10' 10" (3.86m x 3.3m)

DINING ROOM

11' 4" x 8' 10" (3.45m x 2.69m)

KITCHEN

11' 3" x 9' 6" (3.43m x 2.9m)

UTILITY ROOM

6' 3" x 6' (1.91m x 1.83m)

GROUND FLOOR CLOAKROOM

BEDROOM 1

12' 1" x 10' 6" (3.68m x 3.2m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2

11' 7" x 8' 8" (3.53m x 2.64m)

BEDROOM 3

11' 4" x 7' 3" (3.45m x 2.21m)

BEDROOM 4

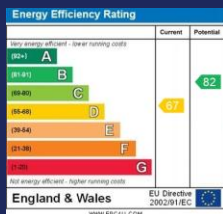
9' 6" x 6' 8" (2.9m x 2.03m)

FAMILY BATHROOM/WC

PRIVATE DRIVE

DOUBLE WIDTH GARAGE

18' x 15' 7" (5.49m x 4.75m)



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