



2 Wilcox Way, Littlehampton BN17 7FD
£379,950 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Modern Semi Detached House**
- **3 Bedrooms**
- **En Suite Shower Room & Family Bathroom**
- **Lounge & Dining Room**
- **Ground Floor Cloakroom**
- **Internal Viewing Recommended**
- **Long Private Drive & Garage**
- **Council Tax 'D'**
- **EPC Rating TBA**

Nestled on the sought-after Kingly Gate development on the fringes of Littlehampton, this superb semi-detached house promises stylish living in a peaceful setting with far-reaching rural views. Presented in excellent decorative order, the property offers bright and airy accommodation throughout, thoughtfully designed to blend comfort with practicality.

The ground floor boasts a generously proportioned, double aspect lounge-perfect for relaxation with plenty of natural light-along with a separate dining room ideal for family meals or entertaining guests. The modern kitchen features contemporary fittings and a highly useful store and utility cupboard, providing essential additional space for everyday living.

Upstairs, there are three well-proportioned bedrooms, including a master benefiting from its own en-suite, complemented further by a stylish family bathroom and an additional cloakroom for guests.

Perfect for both drivers and those seeking a greener commute, this home comes with a long private drive, a larger than average garage, and an electric car charger. The neat and tidy rear garden, laid with low-maintenance artificial lawn, provides a great space to unwind or socialise outdoors with minimal fuss.

The convenience continues with Tesco's supermarket just a short distance away, placing shopping and daily amenities within easy reach. Situated on the edge of the development, this property is perfectly positioned for easy access to surrounding areas, while being close to Littlehampton's array of shops, schools, and transport links and the ever-popular seafront, promenade and river.

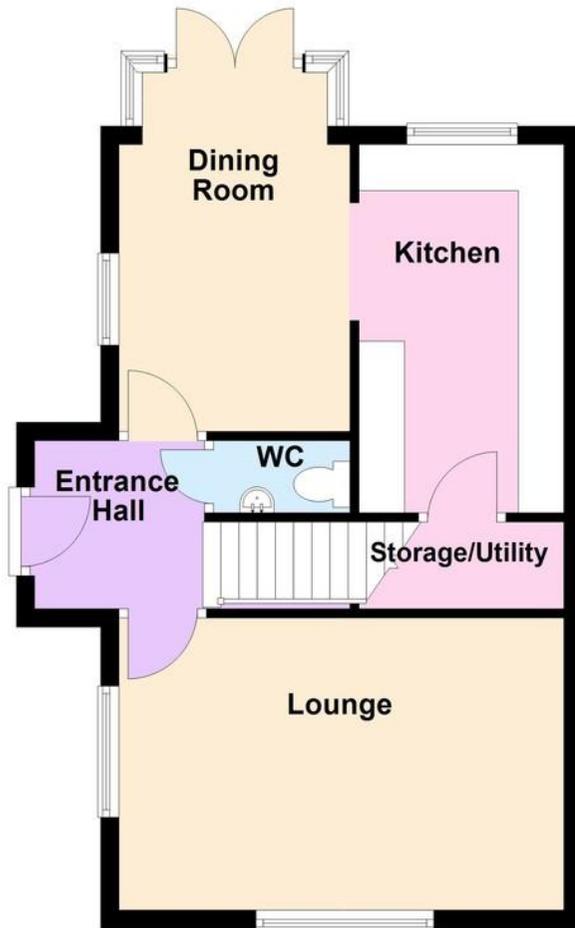
Don't miss the chance to view this exceptional home-contact today to arrange your private appointment and see all that this desirable property has to offer.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



Ground Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 86.0 sq. metres (925.3 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

16' 3" x 10' 4" (4.95m x 3.15m)

DINING ROOM

12' 9" x 8' (3.89m x 2.44m)

KITCHEN

13' 1" x 9' 7" (3.99m x 2.92m)

BEDROOM 1

13' 10" x 9' 7" (4.22m x 2.92m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2

12' 1" x 8' 7" (3.68m x 2.62m)

BEDROOM 3

7' 3" x 6' 2" (2.21m x 1.88m)

FAMILY BATHROOM/WC

REAR GARDEN

LONG PRIVATE DRIVE

GARAGE

19' 10" x 9' 11" (6.05m x 3.02m)

**EPC TO
FOLLOW**



01903 850450

**90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ**

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

