



26 Fairhaven Gardens, Wick, BN17 7TQ

Offers Over
£362 000

- Modern Detached Home Built In 2021
- Feature 18'1 x 9'4 Kitchen/Diner with Quartz Work Surfaces
- 13 x 11 Master Bedroom with Ensuite Shower Room
- Popular Hampton Park Development
- West Facing Rear Garden
- Generous 18'1 Front-Aspect Living Room
- Favoured East/West Aspect
- Two Allocated Parking Spaces Directly To Front Of Property
- Utility Room with Side Access & Ground Floor WC
- Tucked Away Position In Cul-De-Sac

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A stylish and modern detached home, built in 2021 and positioned within the highly sought-after Hampton Park development. Tucked away in a quiet cul-de-sac, this attractive property enjoys a favoured east/west aspect and offers well-balanced, contemporary living throughout.

The ground floor features a generous 18'1 front-aspect living room, providing an inviting and comfortable space for relaxation. To the rear, there is a standout 18'1 x 9'4 kitchen/diner, beautifully appointed with quartz work surfaces and designed as the true heart of the home, ideal for both everyday living and entertaining. A separate utility room with side access adds practicality, complemented by a convenient ground floor WC.

Upstairs, the property continues to impress with a well-proportioned 13' x 11' principal bedroom benefiting from its own ensuite shower room, alongside two further well-presented bedrooms offering flexibility for family life, guests, or home working.

Externally, the home enjoys a west-facing rear garden, perfect for afternoon and evening sun, while to the front there are two allocated parking spaces directly in front of the property.

Combining modern design, a peaceful tucked-away position, and a popular residential setting, this superb home offers an excellent opportunity for buyers seeking comfort, convenience, and style within Hampton Park.



Council Tax Band: D

Tenure: Freehold



Lounge

13' x 12'2

Kitchen Diner

18'1 x 9'4

Utility Room

7'6 x 5'4

Bedroom 1

13' x 11'

Ensuite

6'1 x 6'

Bedroom 2

9'7 x 9'7

Bedroom 3

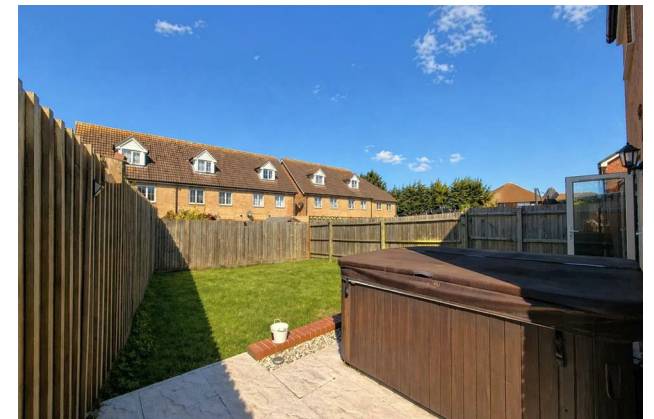
9'6 x 8'2

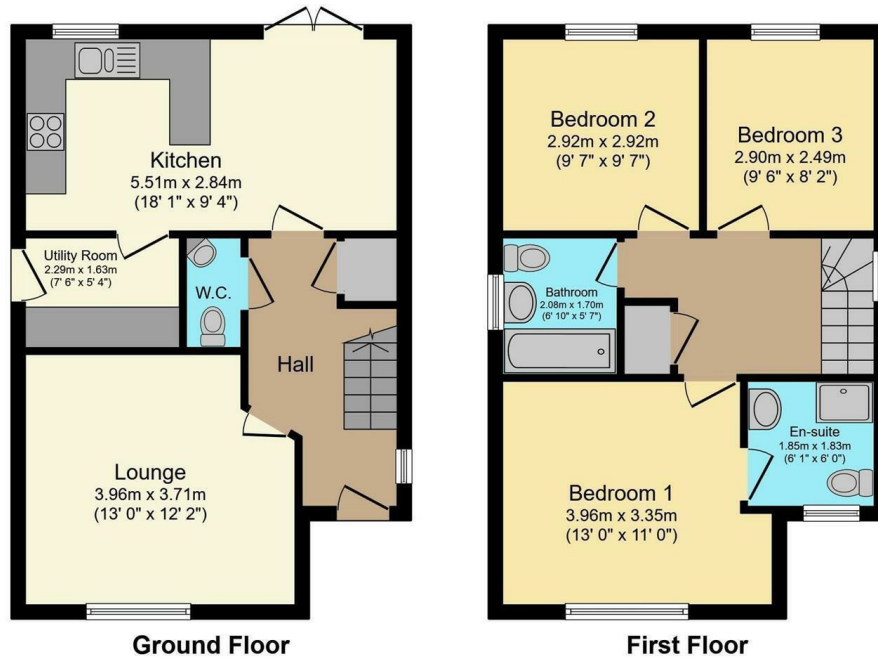
Bathroom

6'10 x 5'7

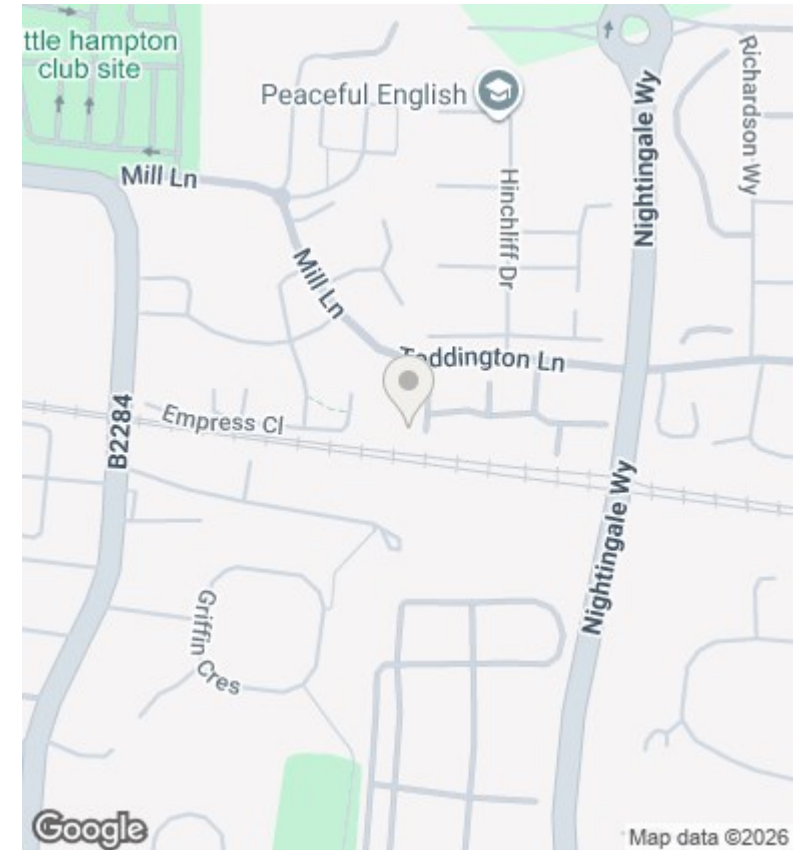
Estate Charge

Approx £360 PA





Total floor area 87.9 sq.m. (947 sq.ft.) approx



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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.