



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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2 Matheson Place

Wick, Littlehampton, BN17 7GF

Guide price £367,500

Freehold Council Tax Band D



A well-presented detached family home situated on a corner plot of the highly sought-after Hampton Park. The property is maintained to a good standard throughout and benefits from off-road parking and a garage. Ideally located within close proximity to well-regarded schools for all ages, this home is perfectly suited to family living.

In brief the accommodation comprises entrance hall, downstairs cloakroom, lounge, kitchen and utility room. On the first floor there are three bedrooms with bedroom one having an en-suite, and a family bathroom.

Outside the driveway and garage are to the rear.

Conveniently positioned just a short distance from Rustington village and Littlehampton town centre, the property offers easy access to a wide range of shops, restaurants and local amenities. This is a delightful home that offers both comfort and convenience, and would suit a family for many years to come.

Entrance hall

Cloakroom

Lounge  
19'8 x 11'0 (5.99m x 3.35m)

Kitchen  
19'3 x 9'0 (5.87m x 2.74m)

Utility room  
6'4 x 5'2 (1.93m x 1.57m)





Stairs to first floor landing

Bedroom one  
18'5 narrowing to 10'4 x 10'9  
(5.61m narrowing to 3.15m x 3.28m)

En-suite shower room

Bedroom two  
10'6 x 9'2 (3.20m x 2.79m)

Bedroom three  
9'3 x 7'6 (2.82m x 2.29m)

Family bathroom

Front garden

Rear garden

Garage

Driveway



## Floor Plan



## Viewing

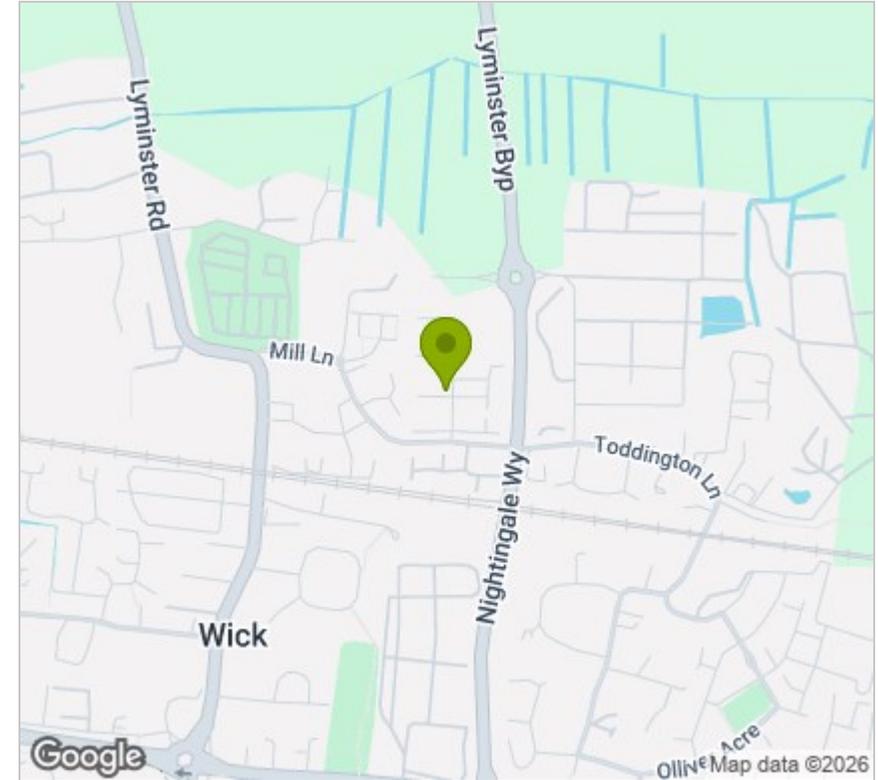
Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

