



OVER 60?

You could get up to
59% off the price!*

Price

£400,000

Freehold

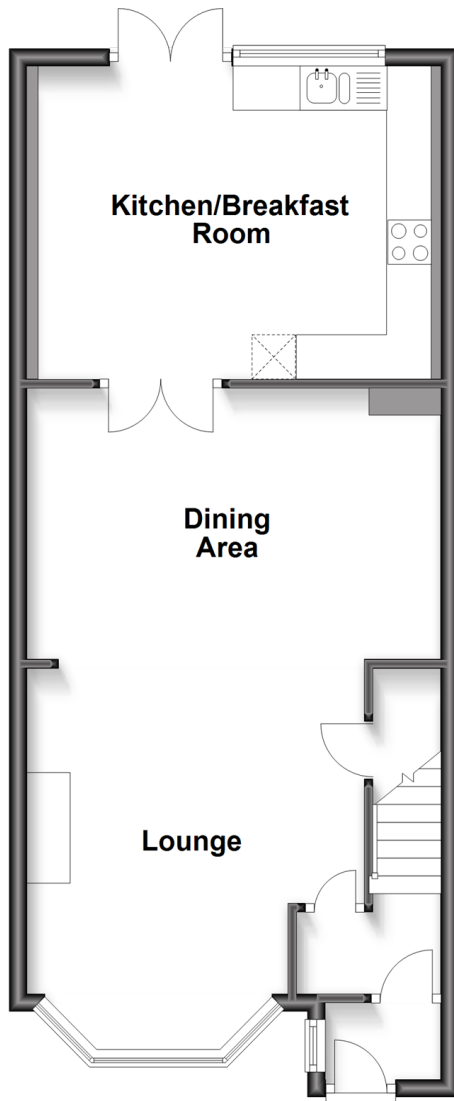
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**Old Mead Road,
Lyminster,
Littlehampton, West
Sussex BN17**

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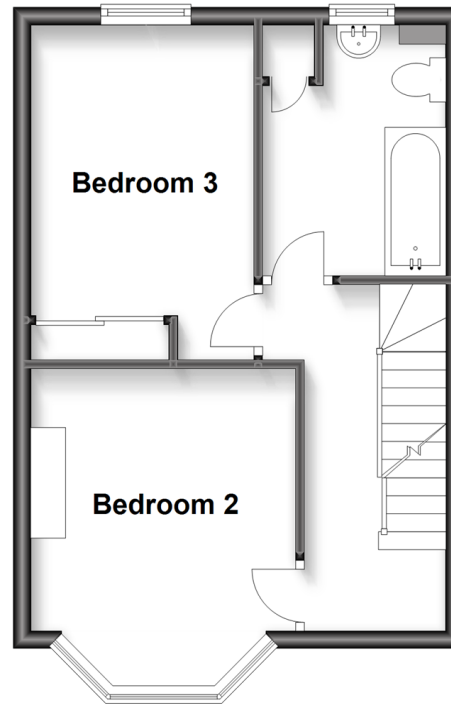
Ground Floor

Approx. 51.7 sq. metres (556.0 sq. feet)



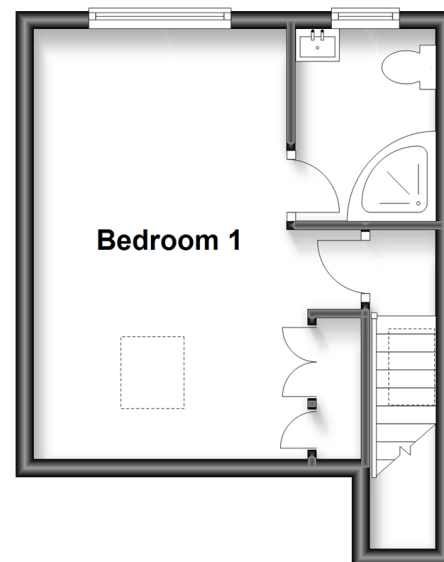
First Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



Second Floor

Approx. 23.2 sq. metres (250.0 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'4 into bay x 12'9 (4.37m x 3.89m)

Dining Area: 15'8 x 10'0 (4.78m x 3.05m)

Kitchen/ Breakfast Room: 14'3 x 11'7 (4.35m x 3.53m)

FIRST FLOOR

Bedroom 2: 11'6 into bay x 10'1 (3.51m x 3.08m)

Bedroom 3: 10'2 up to fitted wardrobes x 8'6 (3.10m x 2.59m)

Bathroom: 9'3 x 6'10 (2.82m x 2.08m)

SECOND FLOOR

Bedroom 1: 16'0 at widest point x 9'6 at narrowest point (4.88m x 2.90m)

En Suite Shower Room: 7'1 x 5'3 (2.16m x 1.60m)

OUTSIDE

Front and Rear Gardens

Off Road Parking



Main features

- Beautifully decorated and maintained throughout
- Bright, open plan living spaces offer ample room for dining/working/entertaining
- French doors open onto attractive patio area with generous lawn and ample storage shed
- Quiet semi-rural road with fields beyond and supermarket and pub closeby
- Just a short drive to Arundel town centre and Littlehampton beach and shops



Nearest Schools

Primary Schools: Flora McDonald Junior School 0.8 miles, St Catherine's Catholic Primary, Littlehampton 0.8 miles
Secondary Schools: Cornfield School, Littlehampton 0.8 miles, Littlehampton Community School, 1.0 miles, Angmering School, 2.8 miles



Transport Information

Train Stations: Littlehampton 1.3 miles, Arundel 1.3 miles, Ford 1.3 miles



Address

Old Mead Road, Lyminster, Littlehampton, West Sussex BN17



Directions

For directions to this property please contact us.



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Call Arundel Branch 01903 884420 ■ cubittandwest.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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