



OVER 60?

Secure this property
for up to **59% less!**

Price

£350,000

Freehold

3x  2x  1x 

**Pethick Road,
Littlehampton, West
Sussex BN17**

cubitt&west
Helping you move forwards



Main features

- **Good size private and peaceful rear garden**
- **Modern development**
- **Well appointed bedrooms**
- **Neutral decoration, this is a blank canvas ready to make your own**
- **Perfect for growing families**

Accommodation

GROUND FLOOR

Entrance Lobby: 4'3 x 3'9 (1.30m x 1.14m)
 Lounge: 14'8 at widest point x 11'10 at widest point (4.47m x 3.61m)
 Ground Floor Cloakroom
 Kitchen/Diner: 11'9 x 7'8 minimum (3.58m x 2.34m)

FIRST FLOOR

Landing
 Bathroom: 7'10 x 5'5 (2.39m x 1.65m)
 Bedroom 3: 11'11 x 7'9 minimum (3.63m x 2.36m)
 Bedroom 2: 11'9 (3.58m) x 10'7 maximum (3.23m) narrowing to 8'9 minimum (2.67m)

SECOND FLOOR

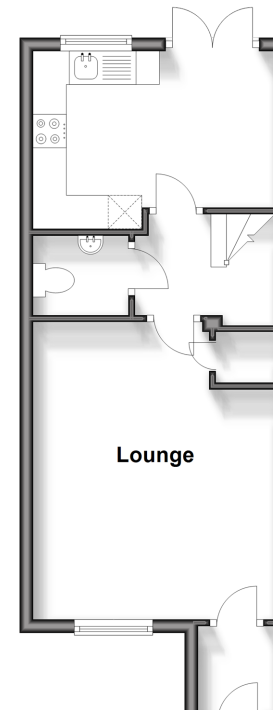
Landing
 Bedroom 1: 13'1 at widest point x 8'5 (3.99m x 2.57m)
 En-Suite Shower Room: 11'1 x 5'0 (3.38m x 1.53m)

OUTSIDE

Front Garden
 Off Street Parking
 Rear Garden

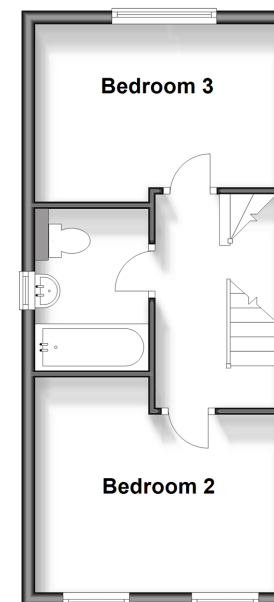
Ground Floor

Approx. 32.4 sq. metres (348.4 sq. feet)



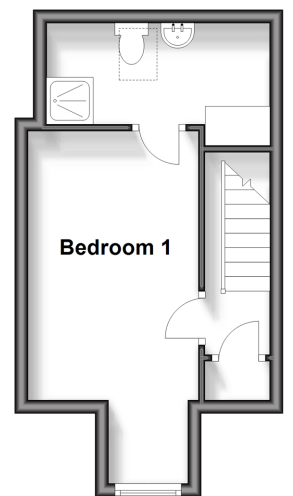
First Floor

Approx. 30.8 sq. metres (331.2 sq. feet)



Second Floor

Approx. 21.5 sq. metres (231.0 sq. feet)



Call Arundel - 01903 884420 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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