



Guide Price
£375,000

Freehold

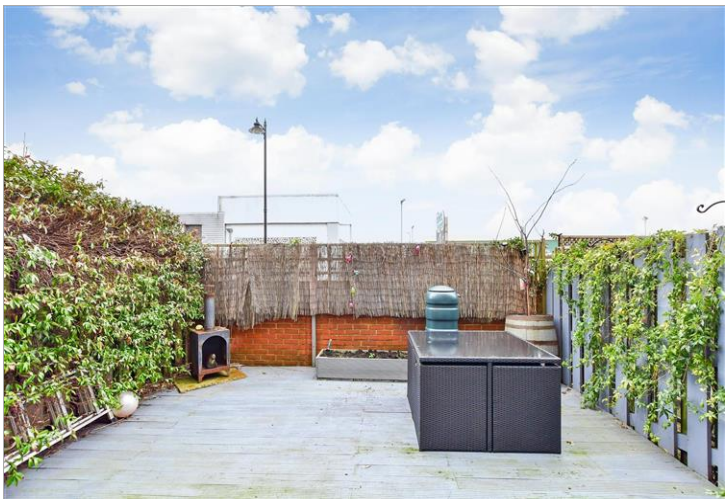
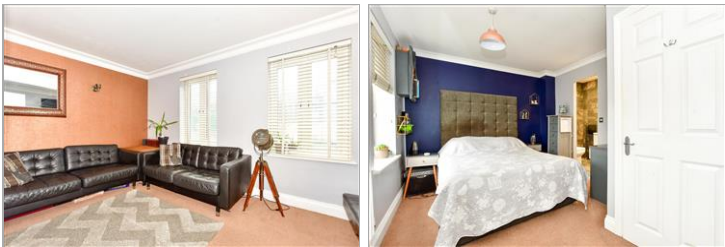
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**Fairlight Court, Pier
Road, Littlehampton,
West Sussex, BN17**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Beautifully presented family home in secure gated development
- Spacious & versatile accommodation
- Fantastic location close to River
- Office/Store room (former garage)
- Walking distance to town centre
- Mainline train station and bus routes all within easy reach

Accommodation

GROUND FLOOR

Entrance Hallway
Cloakroom
Kitchen/Breakfast Room: 15'1 x 10'4 (4.60m x 3.15m)
Study (Former Garage): 9'8 x 8'0 (2.95m x 2.44m)
Store Room (Former Garage): 8'0 x 6'11 (2.44m x 2.11m)

FIRST FLOOR

Landing
Lounge: 15'1 x 12'10 (4.60m x 3.91m)
Bedroom 1: 12'6 x 9'10 (3.81m x 3.00m)
En-suite Shower Room

SECOND FLOOR

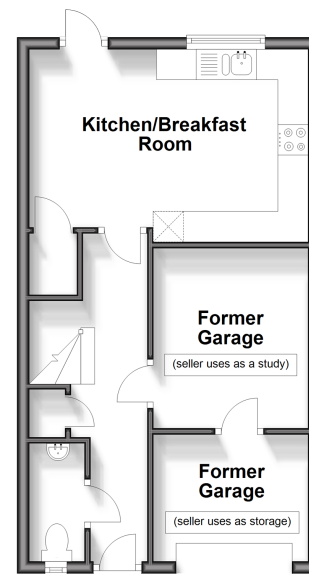
Landing
Bedroom 2: 15'1 x 8'11 (4.60m x 2.72m)
En-suite Shower Room
Bedroom 3: 15'1 x 9'3 (4.60m x 2.82m)
Family Bathroom

OUTSIDE

Front Garden
Rear Garden
Driveway

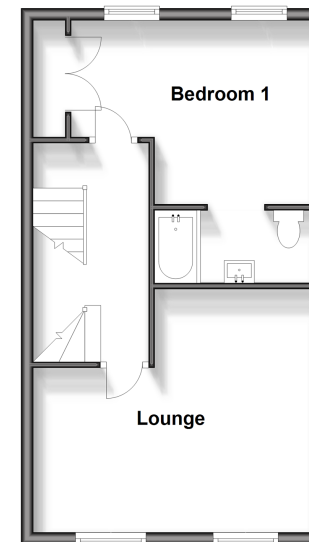
Ground Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



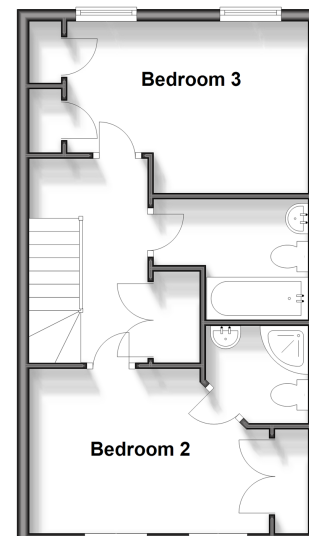
First Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



Second Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



Call Rustington - 01903 775576 ■ 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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