



Guide Price
£375,000

Freehold

3x  3x  1x 

**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

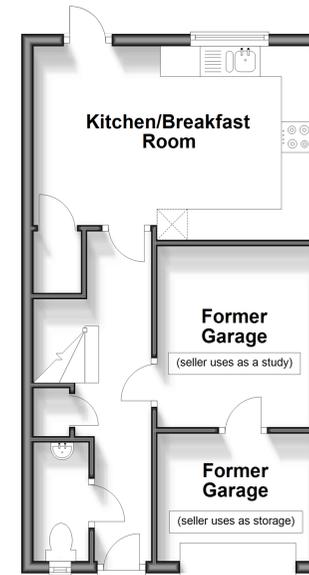
- Landing
- Bedroom 2: 15'1 x 8'11 (4.60m x 2.72m)
- En-suite Shower Room
- Bedroom 3: 15'1 x 9'3 (4.60m x 2.82m)
- Family Bathroom

OUTSIDE

- Front Garden
- Rear Garden
- Driveway

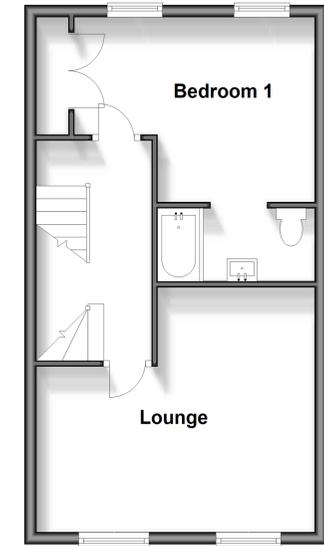
Ground Floor

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



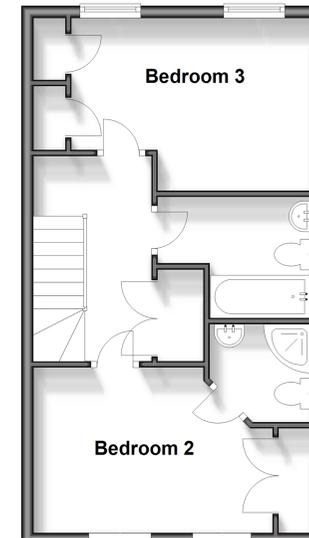
First Floor

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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