



**Price**  
**£385,000**

**Freehold**

3x  1x  1x 

**Timberleys,  
Littlehampton, West  
Sussex, BN17**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Lovely family home in good location
- Good size accommodation throughout
- Sunny aspect rear garden
- Close to good schools for all ages
- Easily accessible to parks and green space for the children to play
- Good transport links by train and bus nearby

## Accommodation

### GROUND FLOOR

Entrance Hallway  
Cloakroom  
Lounge/Dining Room  
Kitchen

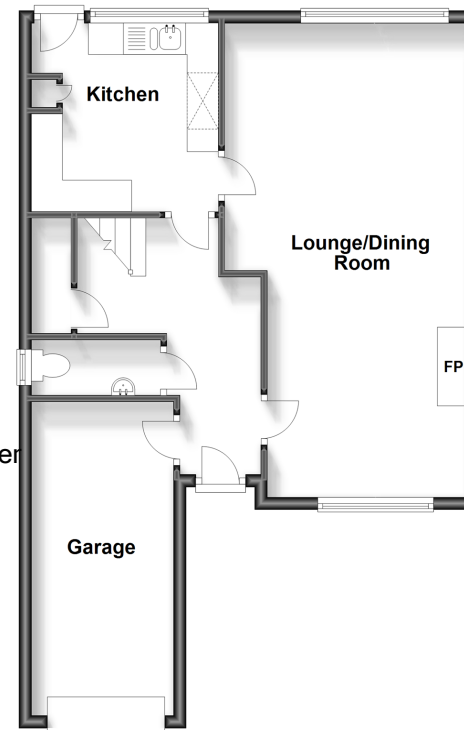
### FIRST FLOOR

Landing  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Bathroom with Separate Shower

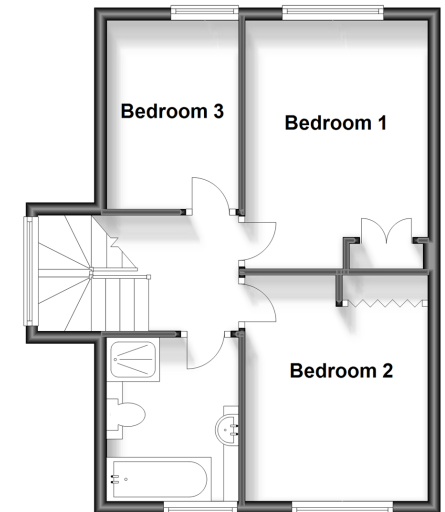
### OUTSIDE

Front Garden  
Rear Garden  
Garage  
Driveway

**Ground Floor**  
Approx. 60.3 sq. metres (648.8 sq. feet)



**First Floor**  
Approx. 41.4 sq. metres (445.8 sq. feet)



**Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://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.