



**Price**

**£530,000**

**Freehold**

5x  2x  2x 

**Madehurst Way,  
Littlehampton, West  
Sussex, BN17**

**OVER 60?**

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



**Video Tour available**

**cubitt & west**  
Helping you move forwards



## Main features

- Extended and versatile family home
- Family bathroom on the ground floor and en-suite to bedroom 1
- All bedrooms will take a double bed plus furniture
- Driveway with ample parking
- Fantastic location with great road and rail links close by
- Walking distance to town & seafont

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

**Lounge:** 14'4 x 13'3 (4.37m x 4.04m)

**Dining Room:** 22'4 x 12'9 (6.81m x 3.89m)

**Kitchen:** 11'4 x 11'3 (3.46m x 3.43m)

**Utility Room:** 12'9 x 6'3 (3.89m x 1.91m)

**Bedroom 4:** 12'9 x 10'6 (3.89m x 3.20m)

**Bedroom 5:** 13'4 x 7'9 (4.07m x 2.36m)

#### Family Bathroom

### FIRST FLOOR

#### Landing

**Bedroom 1:** 13'6 x 9'2 (4.12m x 2.80m)

#### En-suite Shower Room

**Bedroom 2:** 10'3 x 10'2 (3.13m x 3.10m)

**Bedroom 3:** 10'1 x 9'2 (3.08m x 2.80m)

### OUTSIDE

#### Front Garden

#### Rear Garden

#### Driveway

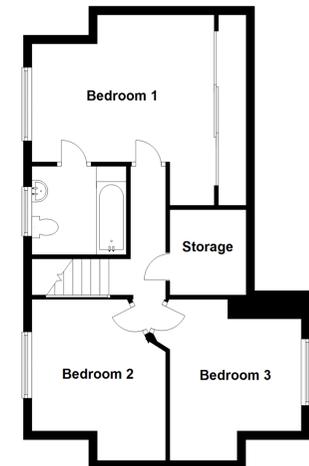
Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- 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
- 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%

Ground Floor  
Approx. 110.5 sq. metres (1189.2 sq. feet)



First Floor  
Approx. 53.5 sq. metres (575.9 sq. feet)



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