



**OVER 60?**

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



Video Tour available

**Price**

**£370,000**

**Freehold**

3x  1x  1x 

**Sussex Gardens,  
Rustington,  
Littlehampton, West  
Sussex, BN16**

**cubitt&west**  
Helping you move forwards





## Main features

- Modern, extended family home
- Light & spacious accommodation in immaculate decorative order
- Downstairs toilet & modern kitchen with soft water system & utility room
- Tanden garage with electric door & driveway
- Cul de sac location close to Rustington Village & seafront

## Accommodation

### GROUND FLOOR

**Entrance Hallway**

**Separate Toilet**

**Lounge:** 13'4 x 12'4 (4.07m x 3.76m)

**Kitchen:** 15'3 x 8'9 (4.65m x 2.67m)

**Utility Room:** 7'5 x 5'8 (2.26m x 1.73m)

### FIRST FLOOR

**Bedroom 1:** 13'8 x 12'2 up to fitted wardrobes (4.17m x 3.71m)

**Bedroom 2:** 10'2 x 9'0 (3.10m x 2.75m)

**Bedroom 3:** 8'9 x 6'4 (2.67m x 1.93m)

**Bathroom**

### OUTSIDE

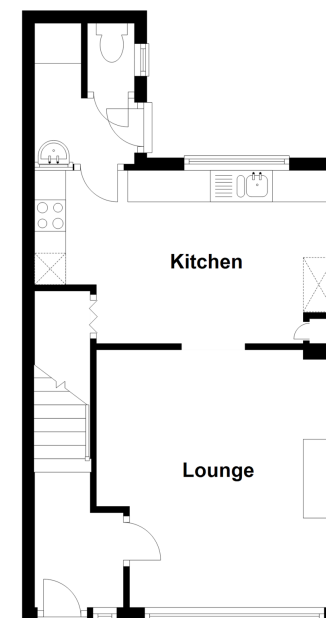
**Front Garden**

**Rear Garden**

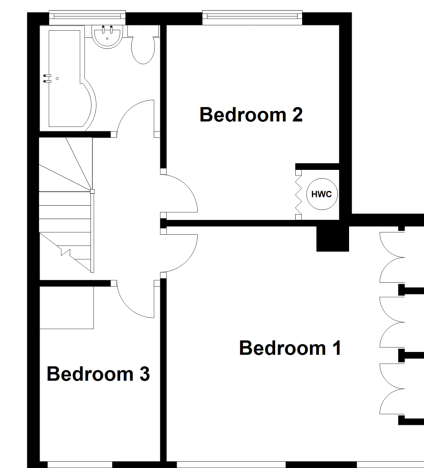
**Detached Garage**

**Driveway**

**Ground Floor**  
Approx. 37.2 sq. metres (400.7 sq. feet)



**First Floor**  
Approx. 38.9 sq. metres (418.7 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
- 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%



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