



**Price**  
**£425,000**

**Freehold**

4x  2x  2x 

**Grand Avenue,  
Littlehampton, West  
Sussex, BN17**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Well presented home offering spacious & versatile accommodation
- Downstairs bathroom & shower room
- Short distance to town centre
- Close to good transport links by bus or train
- Walking distance to local amenities

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge/Dining Room: 23'3 x 10'6 (7.09m x 3.20m)

Kitchen: 15'9 x 7'8 (4.80m x 2.34m)

Bedroom 1: 11'7 x 11'2 into bay (3.53m x 3.41m)

Bathroom

Family Room: 13'0 x 11'9 (3.97m x 3.58m)

Shower Room

Guest Room: 11'9 x 8'8 (3.58m x 2.64m)

### FIRST FLOOR

Landing

Bedroom 2: 11'2 x 8'0 (3.41m x 2.44m)

Bedroom 3: 17'9 x 5'11 (5.41m x 1.80m)

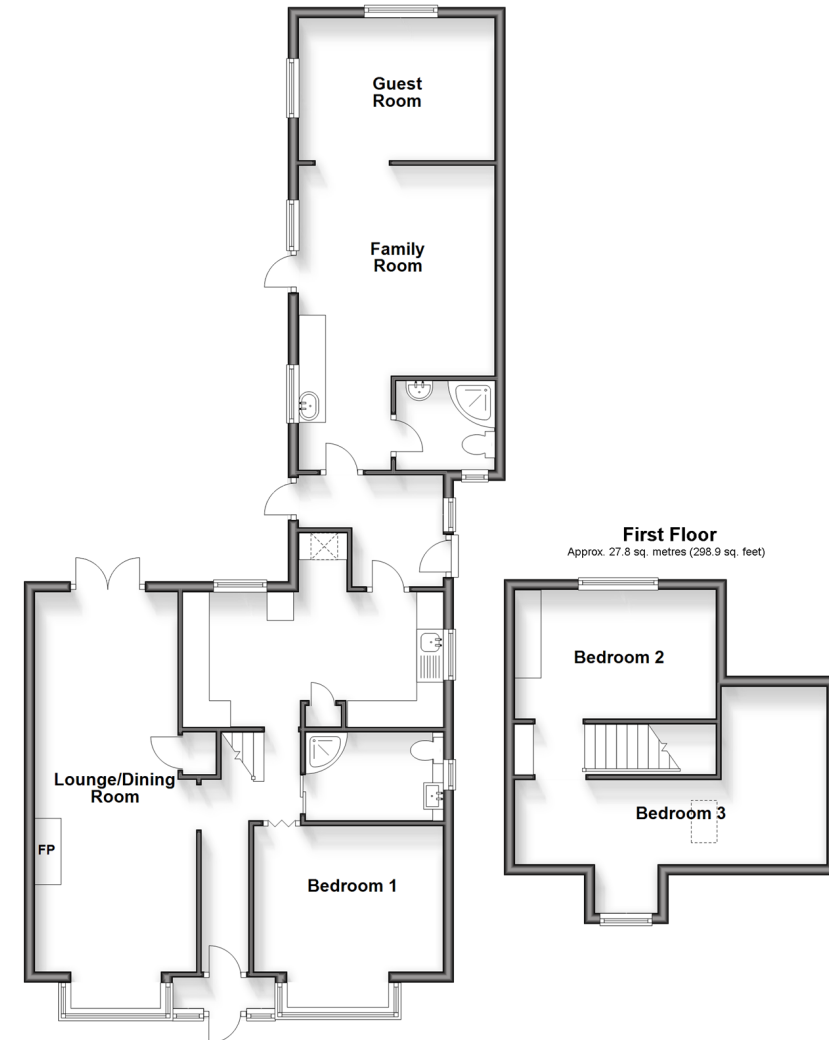
### OUTSIDE

Front Garden

Rear Garden

Driveway

**Ground Floor**  
Approx. 95.5 sq. metres (1027.8 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.



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