



OVER 60?

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

Price

£425,000

Freehold

4x  2x  1x 

**Stanford Acre,
Littlehampton, West
Sussex, BN17**

cubitt&west
Helping you move forwards



Main features

- Beautifully presented home over 3 floors
- Favoured location on the Kingley Gate development
- Close to local shops, road and rail links
- Schools for all ages within easy access
- Garage and parking to rear

Accommodation

GROUND FLOOR

Entrance Hallway
Cloakroom
Lounge: 13'8 x 12'9 (4.17m x 3.89m)
Kitchen/Diner: 13'8 x 12'5 (4.17m x 3.79m)

FIRST FLOOR

Landing
Bedroom 2: 13'7 x 10'5 (4.14m x 3.18m)
Bedroom 3: 12'2 x 9'3 (3.71m x 2.82m)
Family Bathroom

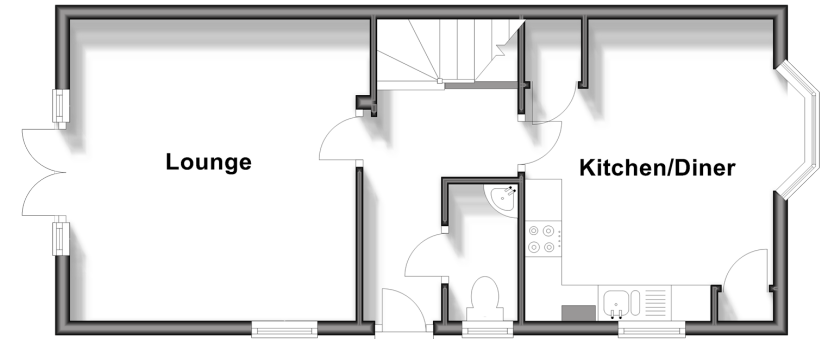
SECOND FLOOR

Landing
Bedroom 1: 16'3 x 13'7 (4.96m x 4.14m)
En-suite Shower Room
Bedroom 4: 11'8 x 7'8 (3.56m x 2.34m)

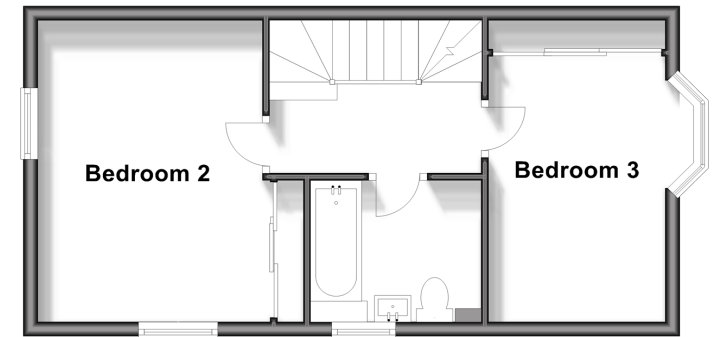
OUTSIDE

Front Garden
Rear Garden
Garage to Rear
Parking in front of Garage

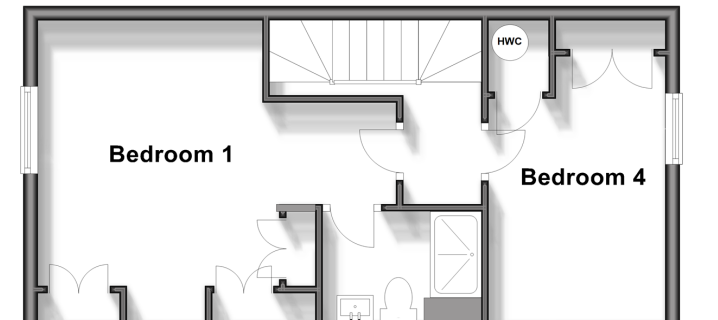
Ground Floor
Approx. 40.6 sq. metres (437.2 sq. feet)



First Floor
Approx. 36.3 sq. metres (390.2 sq. feet)



Second Floor
Approx. 36.1 sq. metres (388.6 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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