



**Price**

**£220,000**

**Leasehold**

2x  1x  1x 

**Hill Road,  
Littlehampton, West  
Sussex, BN17**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- First floor purpose built flat with own private front door
- Light & spacious room
- Private gardens to three sides
- Close to good schools for all ages
- Walking distance to Town Centre, amenities & mainline train station

## Accommodation

### FIRST FLOOR

Lounge: 13'4 x 13'1 (4.07m x 3.99m)

Kitchen Area: 8'7 x 8'4 (2.62m x 2.54m)

Bedroom 1: 13'1 x 10'0 (3.99m x 3.05m)

Bedroom 2: 14'5 x 7'9 (4.40m x 2.36m)

Shower Room

### OUTSIDE

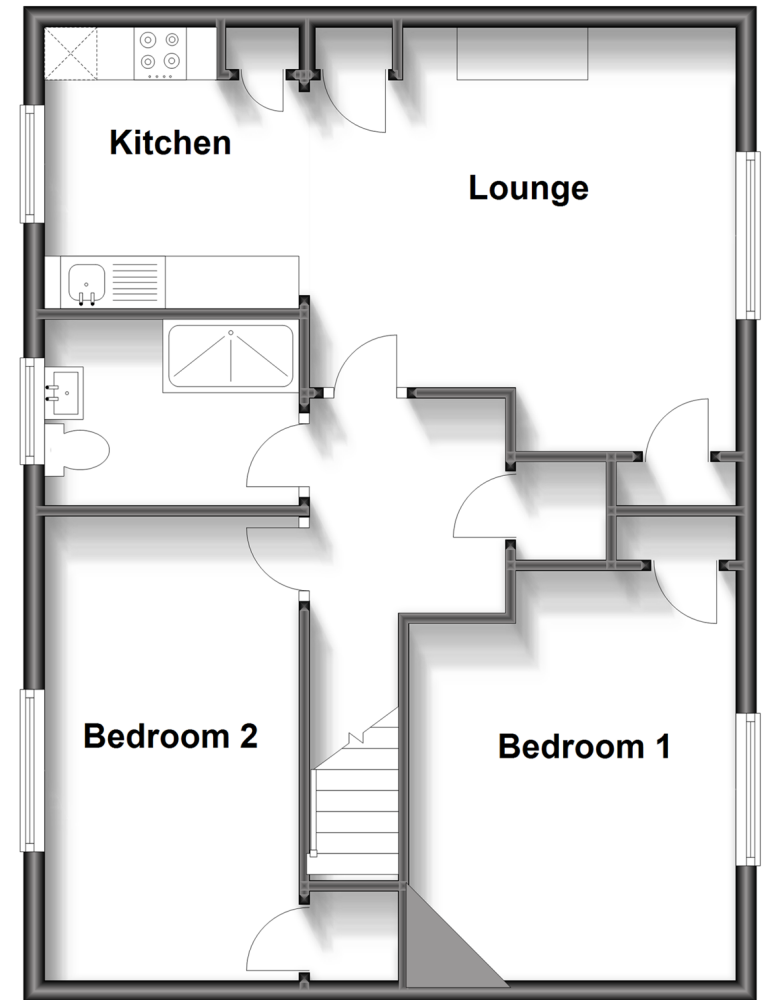
Front Garden

Side Garden

Rear Garden

## First Floor

Approx. 59.9 sq. metres (645.3 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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