



OVER 60?

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

Guide Price
£285,000

Freehold

3x  1x  1x 

**Lansdowne Road,
Littlehampton, West
Sussex, BN17**

cubitt&west
Helping you move forwards



Main features

- Great first time buy or investment opportunity
- Walking distance to good schools for all ages
- Converted former garage into a games/hobbies room
- Conservatory to rear
- Good transport links to A259 and A27

Accommodation

GROUND FLOOR

Entrance Porch

Lounge: 19'1" x 16'5" (5.82m x 5.01m)

Kitchen: 11'9" x 8'11" (3.58m x 2.72m)

Conservatory: 11'4" x 8'11" (3.46m x 2.72m)

FIRST FLOOR

Landing

Bedroom 1: 10'6" x 8'11" (3.20m x 2.72m)

Bedroom 2: 9'6" x 8'2" (2.90m x 2.49m)

Bedroom 3: 7'1" x 6'0" (2.16m x 1.83m)

Bathroom

OUTSIDE

Front Garden

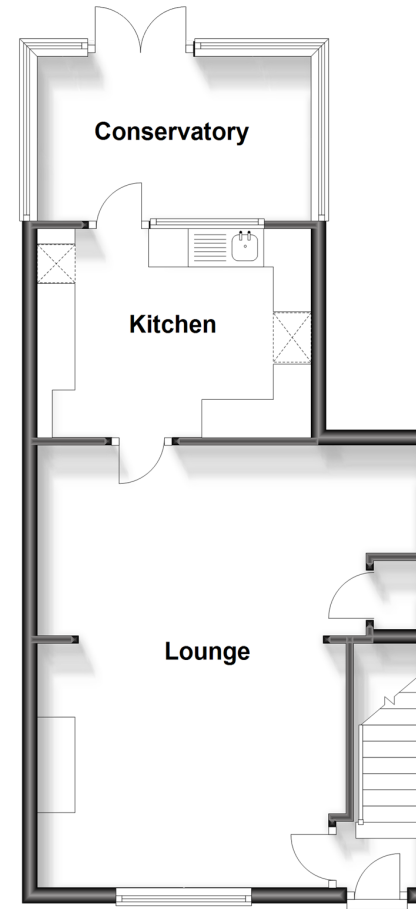
Rear Garden

Off Road Parking

Former Garage/Outbuilding

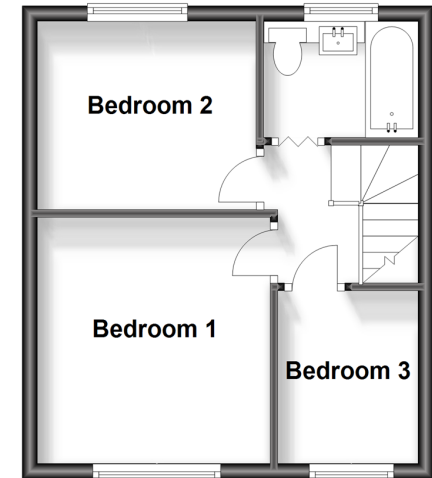
Ground Floor

Approx. 47.7 sq. metres (513.2 sq. feet)



First Floor

Approx. 29.2 sq. metres (314.5 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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