



Price
£425,000

Freehold

3x  2x  2x 

**The Cloisters,
Littlehampton, West
Sussex, BN17**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- This well presented family home offers good size accommodation
- Sunny aspect low maintenance rear garden
- Conservatory, study & integral garage
- Walking distance to seafront, town centre & station
- Close to good schools for all ages

Accommodation

GROUND FLOOR

Entrance Hallway
 Cloakroom
 Lounge: 14'4 x 11'10 (4.37m x 3.61m)
 Dining Area: 11'1 x 7'7 (3.38m x 2.31m)
 Conservatory: 11'5 x 9'7 (3.48m x 2.92m)
 Kitchen: 15'4 x 7'2 (4.68m x 2.19m)
 Study: 7'6 x 5'0 (2.29m x 1.53m)

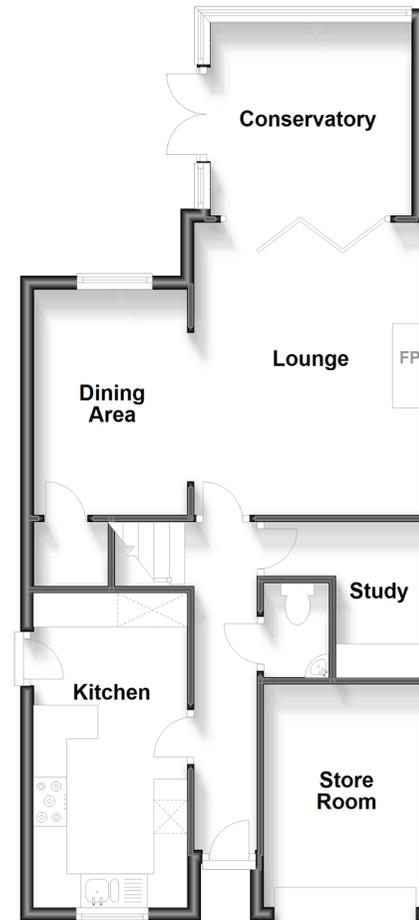
FIRST FLOOR

Landing
 Bedroom 1: 12'2 x 11'8 (3.71m x 3.56m)
 En-suite Bathroom
 Bedroom 2: 11'1 x 10'7 (3.38m x 3.23m)
 Bedroom 3: 11'2 x 8'9 (3.41m x 2.67m)
 Family Bathroom

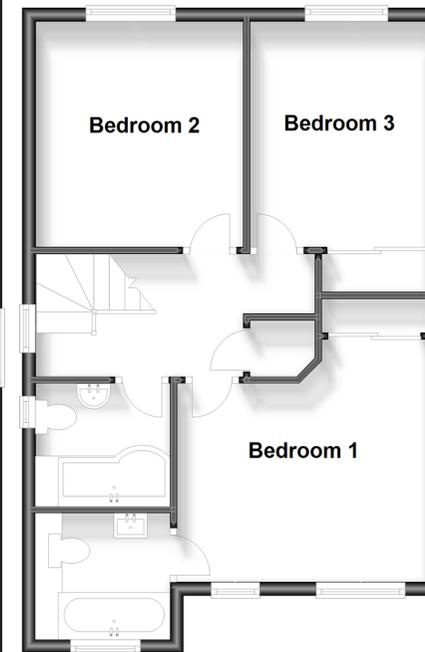
OUTSIDE

Front Garden
 Rear Garden
 Integral Garage
 Driveway

Ground Floor
 Approx. 65.7 sq. metres (707.4 sq. feet)



First Floor
 Approx. 50.9 sq. metres (548.0 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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