

**OVER 60?**

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



**Guide Price**  
**£315,000**  
**Freehold**

3x  1x  1x 

Rydal Close, Littlehampton, West Sussex,  
BN17

**cubitt&west**  
Helping you move forwards





## Main features

- Recently refurbished family home with newly installed conservatory
- Quiet cul de sac on sought after Beaumont Park
- Sunny aspect rear garden
- Close to Rustington village, shops, restaurants & amenities
- Walking distance to good schools and transport links

## Accommodation

### GROUND FLOOR

Entrance Hallway  
Cloakroom  
Lounge: 15'1 x 14'10 (4.60m x 4.52m)  
Consevatory  
Kitchen: 9'10 x 7'10 (3.00m x 2.39m)

### FIRST FLOOR

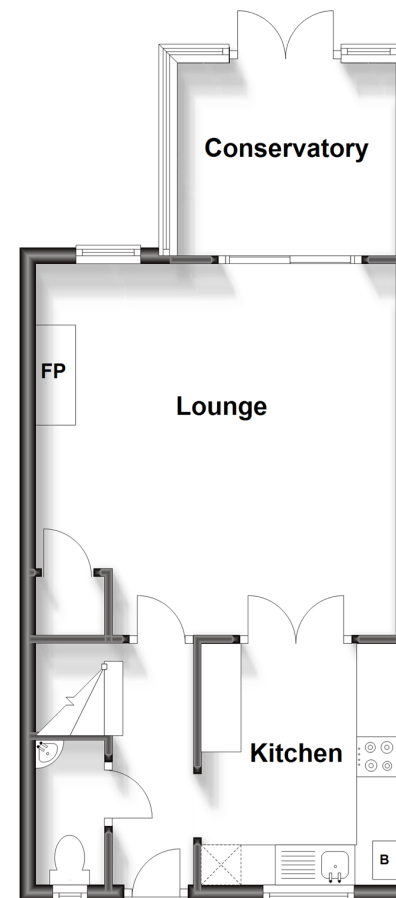
Landing  
Bedroom 1: 12'10 x 8'11 (3.91m x 2.72m)  
Bedroom 2: 8'10 x 7'10 (2.69m x 2.39m)  
Bedroom 3: 8'10 x 6'7 (2.69m x 2.01m)  
Bathroom

### OUTSIDE

Front Garden  
Rear Garden  
Garage  
Driveway

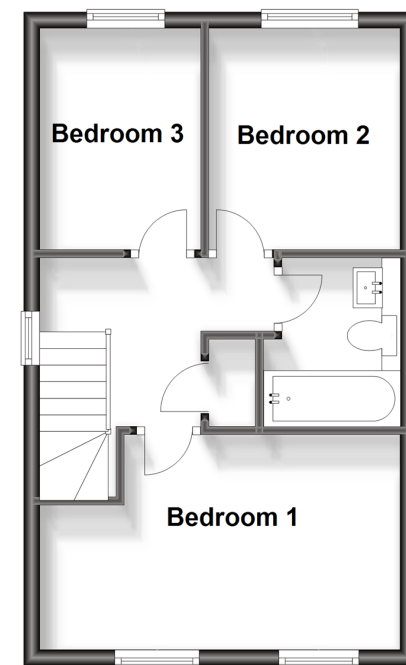
### Ground Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



### First Floor

Approx. 35.1 sq. metres (377.5 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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