



Guide Price
£375,000

Freehold

4x  1x  1x 

**Derwent Close,
Littlehampton, West
Sussex, BN17**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Extended family home on sought after Beaumont Park with electric car charging point
- Great size living accommodation
- Good size conservatory to rear
- Beautifully landscaped rear garden
- Good location close to schools, shops and amenities

Accommodation

GROUND FLOOR

Entrance Hallway
 Cloakroom
 Lounge/Diner: 15'3 x 14'8 (4.65m x 4.47m)
 Kitchen: 9'7 x 8'0 (2.92m x 2.44m)
 Conservatory: 15'6 maximum x 13'8 maximum (4.73m x 4.17m)

FIRST FLOOR

Landing
 Bedroom 2: 12'8 x 9'2 (3.86m x 2.80m)
 Bedroom 3: 9'0 x 7'8 (2.75m x 2.34m)
 Bedroom 4: 8'3 x 6'6 (2.52m x 1.98m)
 Bathroom

SECOND FLOOR

Bedroom 1: 14'9 x 14'0 (4.50m x 4.27m)

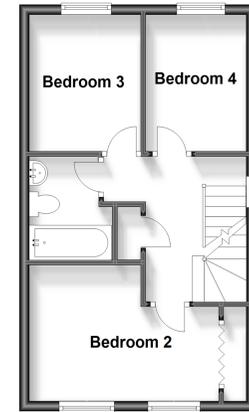
OUTSIDE

Front Garden
 Rear Garden
 Garage
 Driveway

Ground Floor
 Approx. 48.3 sq. metres (498.5 sq. feet)



First Floor
 Approx. 34.5 sq. metres (371.3 sq. feet)



Second Floor
 Approx. 20.4 sq. metres (219.5 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.



23707915/20230816/FM/KP