



Guide Price
£375,000

Freehold

3x  1x  1x 

**Sargent Close,
Littlehampton, West
Sussex, BN17**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Great nearly new family home on sought after Estate
- Planning permission granted for 2 bedrooms & bathroom in loft
- Well presented throughout offering good size accommodation
- Close to good schools for all ages
- Ideal for commuting as has good road links to A27 and A259

Accommodation

GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge: 16'4 x 11'7 (4.98m x 3.53m)

Kitchen/Breakfast Room: 16'3 x 9'4 (4.96m x 2.85m)

FIRST FLOOR

Landing

Bedroom 1: 10'7 x 10'6 (3.23m x 3.20m)

Ensuite Shower Room

Bedroom 2: 11'2 x 8'7 (3.41m x 2.62m)

Bedroom 3: 9'4 x 6'7 (2.85m x 2.01m)

Family Bathroom

OUTSIDE

Front Garden

Rear Garden

Driveway

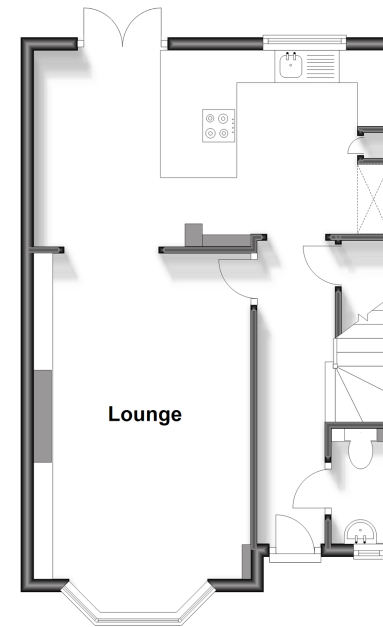
Converted Garage

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.

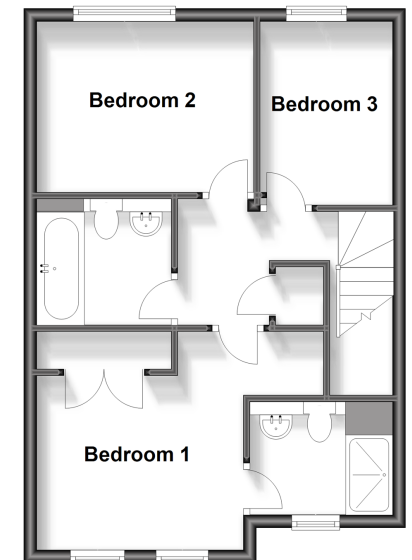
Ground Floor

Approx. 44.1 sq. metres (474.9 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.2 sq. feet)



23707991/20231215/KP/KP