



Price
£290,000

Freehold

2x  1x  2x 

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

cubitt & west
Helping you move forwards



Main features

- **Modernisation required (subject to planning permissions)**
- **Gardens to 3 sides**
- **Garage (in state of disrepair)**
- **Close to local amenities & supermarkets**
- **Good road links to A27 and A259 easily accessible**
- **No ongoing chain**



Nearest Schools

Primary Schools: River Beach Junior School 0.3 miles

Secondary Schools: Littlehampton Academy 0.4 miles, The Angmering School



Transport Information

Train Stations: Littlehampton 0.7 miles, Ford 1.7 miles, Arundel 1.8 miles

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 12'0 x 11'5 (3.66m x 3.48m)

Dining Room/Bedroom 3: 12'2 x 10'1 (3.71m x 3.08m)

Kitchen: 12'0 x 9'7 (3.66m x 2.92m)

Bedroom 1: 12'0 x 9'9 (3.66m x 2.97m)

Bedroom 2: 9'5 x 9'2 (2.87m x 2.80m)

Shower Room

OUTSIDE

Front Garden

Side Garden

Rear Garden

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



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