



**Price**

**£119,000**

**Leasehold**

3x  2x  1x 

Littlehampton Marina, Ferry Road,  
Littlehampton, West Sussex, BN17

**cubitt & west**  
Helping you move forwards



## Main features

- Beautiful double plus holiday home in lovely riverside location
- Available for 50 weeks of the year
- Stunning views over fields and woodland
- Offering versatile accommodation
- En-suite bathroom plus separate shower room
- Private verandah, garden area and parking
- No ongoing chain

## Accommodation

### GROUND FLOOR

Lounge/Kitchen : 19'0 into fitted wardrobes x 17'5 (5.80m x 5.31m)

Bedroom 1: 10'5 x 7'6 (3.18m x 2.29m)

En-suite Bathroom

Bedroom 2: 10'8 x 9'3 (3.25m x 2.82m)

Bedroom 3: 10'6 x 9'3 (3.20m x 2.82m)

Shower Room

### OUTSIDE

Verandah/Terrace

Garden Area

Parking

### Ground Floor

Approx. 69.7 sq. metres (750.4 sq. feet)



Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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