



**Guide Price**  
**£385,000**

**Freehold**

4x  3x  2x 

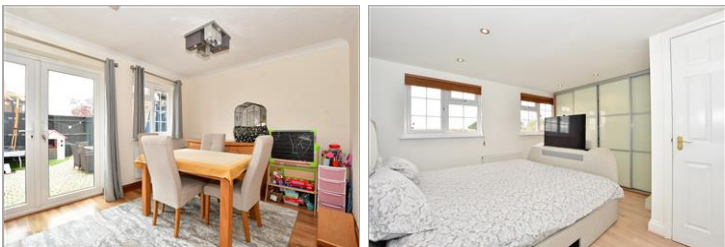
**Coniston Way,  
Littlehampton, West  
Sussex, BN17**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Beautifully presented family home on sought after Beaumont Park
- Spacious accommodation over three floors
- Two en-suites plus family bathroom
- Sunny aspect rear garden
- Close to good schools for all ages
- Short distance to bustling village of Rustington

## Accommodation

### GROUND FLOOR

Entrance Hallway  
Cloakroom  
Lounge: 15'1 x 13'9 (4.60m x 4.19m)  
Dining Area: 13'9 x 11'2 (4.19m x 3.41m)

### FIRST FLOOR

Landing  
Bedroom 2: 11'2 x 9'2 (3.41m x 2.80m)  
En-suite Shower Room  
Bedroom 3: 9'2 x 7'10 (2.80m x 2.39m)  
Bedroom 4: 9'2 x 6'7 (2.80m x 2.01m)  
Family Bathroom

### SECOND FLOOR

Landing  
Bedroom 1: 13'10 x 13'0 (4.22m x 3.97m)  
En-suite Shower Room

### OUTSIDE

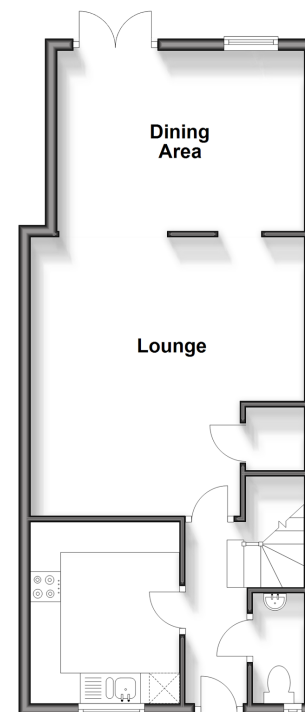
Front Garden  
Rear Garden  
Garage  
Driveway

**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.

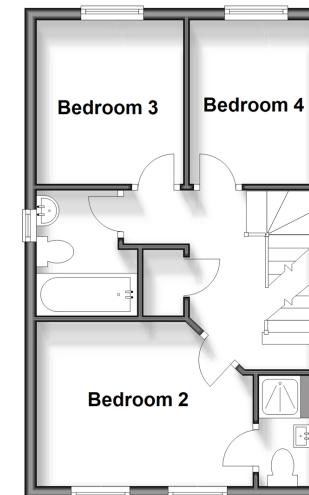
### Ground Floor

Approx. 47.6 sq. metres (512.6 sq. feet)



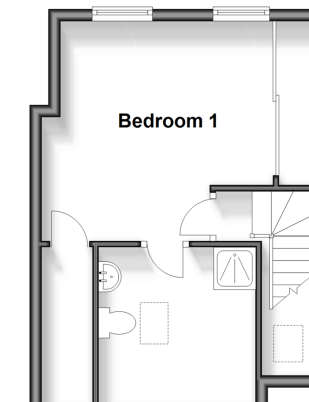
### First Floor

Approx. 35.0 sq. metres (376.6 sq. feet)



### Second Floor

Approx. 27.9 sq. metres (300.1 sq. feet)



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