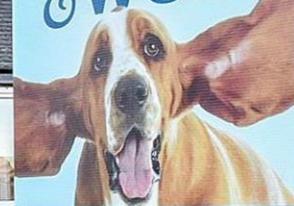


**OVER 60?**

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for up to **59% less!**

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**FOR SALE .**  
**01903 775576**

Could your dog be our next model? Scan to be in with the chance of being featured!



**Price**

**£425,000**

**Freehold**

3x  1x  1x 

Highdown Drive, Littlehampton, West

Sussex, BN17

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Helping you move forwards



## Main features

- Well presented family home
- Spacious and versatile downstairs accommodation
- Walking distance to schools for all ages
- Easy access to good road links
- Short distance to town centre and mainline train station with direct links to London & Brighton

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Entrance Hallway
- Cloakroom
- Lounge: 19'11 x 10'10 (6.07m x 3.30m)
- Conservatory: 11'8 x 10'10 (3.56m x 3.30m)
- Kitchen/Diner: 18'3 x 11'2 (5.57m x 3.41m)

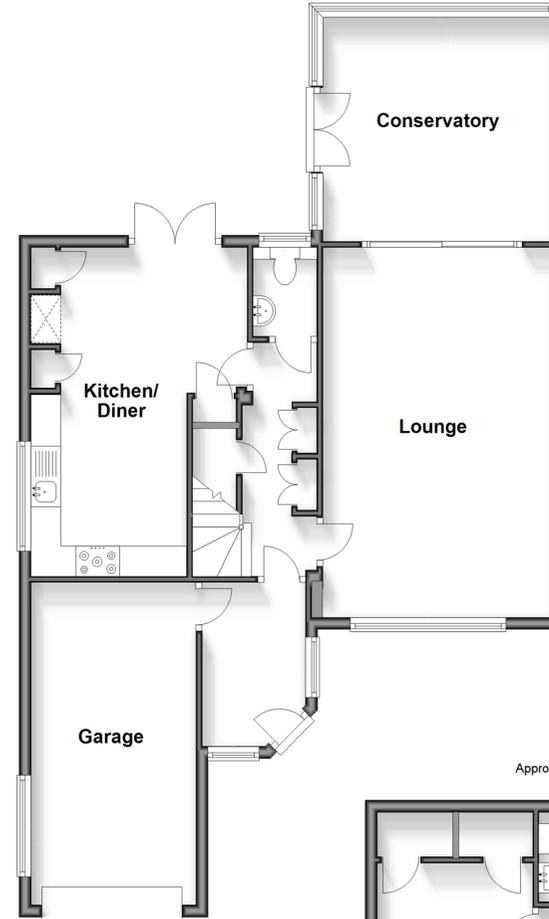
### FIRST FLOOR

- Landing
- Bedroom 1: 18'0 x 9'1 (5.49m x 2.77m)
- Bedroom 2: 18'0 x 8'2 (5.49m x 2.49m)
- Bedroom 3: 9'2 x 5'2 (2.80m x 1.58m)
- Shower Room

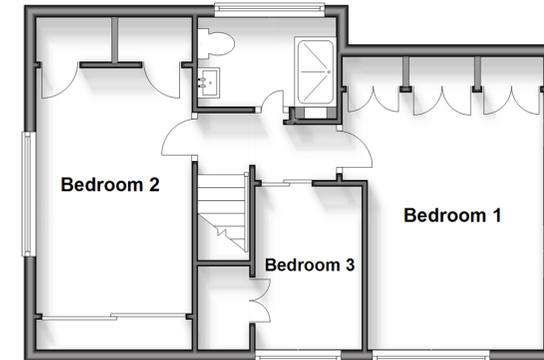
### OUTSIDE

- Front Garden
- Rear Garden
- Garage
- Driveway

**Ground Floor**  
Approx. 84.8 sq. metres (912.6 sq. feet)



**First Floor**  
Approx. 44.4 sq. metres (478.1 sq. feet)



**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.



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