



Price
£290,000

Freehold

2x  2x  1x 

**Fawcett Grove,
Littlehampton, West
Sussex, BN17**

cubitt&west
Helping you move forwards



Main features

- **Fantastic nearly new build (2019)**
- **Remainder of NHBC guarantee**
- **Well presented throughout**
- **Nice size rear garden**
- **Added bonus of 2 allocated parking spaces**
- **Close to good schools for all ages**



Nearest Schools

Primary Schools: Summerlea Community Primary 1.0 miles

Secondary Schools: Littlehampton Academy 8 miles, The Angmering School 2.1 miles



Transport Information

Train Stations: Arundel 1.4 miles, Littlehampton 1.4 miles, Ford 1.9 miles

Accommodation

GROUND FLOOR

Entrance

Hallway

Cloakroom

Lounge: 15'3 x 9'2 (4.65m x 2.80m)

Kitchen: 12'7 x 8'2 (3.84m x 2.49m)

OUTSIDE

Rear garden

Parking

FIRST FLOOR

Bedroom 1: 9'10 x 8'2 (3.00m x 2.49m)

En-suite

Bedroom 2: 12'7 x 8'6 (3.84m x 2.59m)

Bathroom

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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