



**Guide Price**  
**£325,000**

**Freehold**

3x  1x  1x 

**Kirdford Close,  
Rustington, West  
Sussex, BN16**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Good size house in central Village location
- Close to shops, restaurants and amenities
- Good schools for all ages close by
- Garage to rear
- Conservatory to rear
- Ideal first time buy or investment

## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hallway  
Cloakroom  
Lounge: 13'7 x 11'3 (4.14m x 3.43m)  
Dining Area: 12'3 x 9'0 (3.74m x 2.75m)  
Kitchen: 14'7 x 10'4 (4.45m x 3.15m)

### FIRST FLOOR

Landing  
Bedroom 1: 15'1 x 8'5 (4.60m x 2.57m)  
Bedroom 2: 9'9 x 8'5 (2.97m x 2.57m)  
Bedroom 3: 11'2 x 6'1 (3.41m x 1.86m)  
Shower Room

### SECOND FLOOR

Loft Area: 14'4 x 12'7 (4.37m x 3.84m)

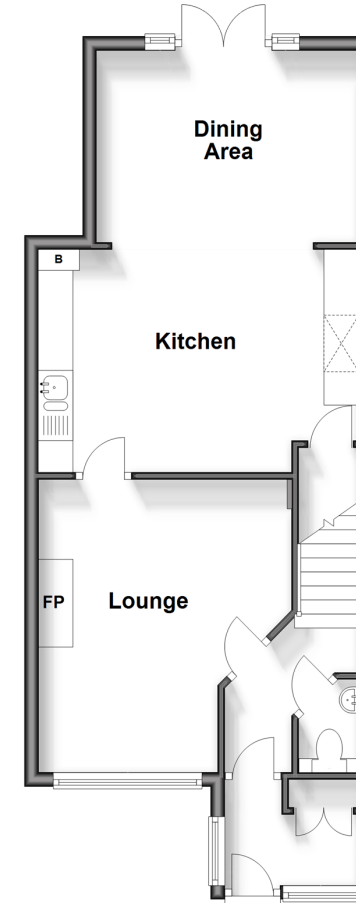
### OUTSIDE

Front Garden  
Rear Garden  
Garage

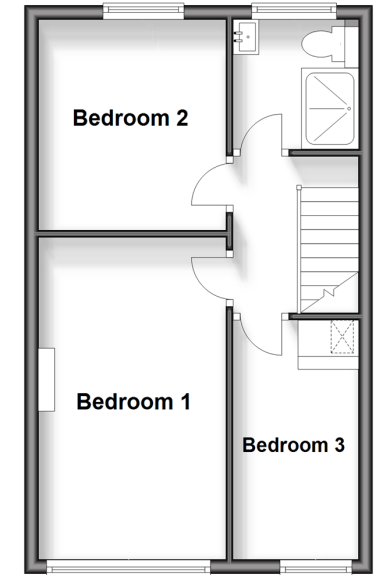
**Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- 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.

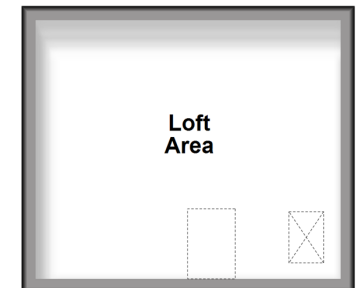
**Ground Floor**  
Approx. 48.3 sq. metres (519.8 sq. feet)



**First Floor**  
Approx. 35.6 sq. metres (383.0 sq. feet)



**Second Floor**  
Approx. 16.2 sq. metres (174.6 sq. feet)



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