



Guide Price
£300,000

Freehold

3x  1x  1x 

**St. Mary's Gardens,
Littlehampton, West
Sussex, BN17**



OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- Good size family home offered for sale with **NO ONGOING CHAIN!**
- Some updating required (subject to planning consents)
- Sunny aspect rear garden
- Garage to rear
- Close to Town Centre & mainline train station

Accommodation

GROUND FLOOR

Entrance Hallway
 Cloakroom
 Lounge/Diner: 18'8 x 12'7 (5.69m x 3.84m)
 Kitchen: 10'0 x 8'7 (3.05m x 2.62m)

FIRST FLOOR

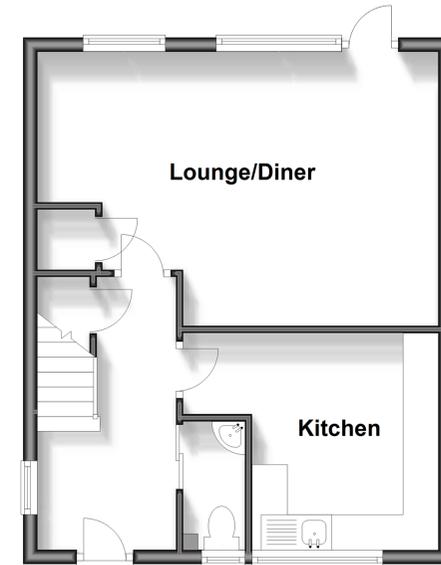
Landing
 Bedroom 1: 10'7 x 10'6 up to fitted wardrobes (3.23m x 3.20m)
 Bedroom 2: 11'9 x 10'10 (3.58m x 3.30m)
 Bedroom 3: 7'7 x 6'9 (2.31m x 2.06m)
 Bathroom

OUTSIDE

Front Garden
 Rear Garden
 Garage en Bloc

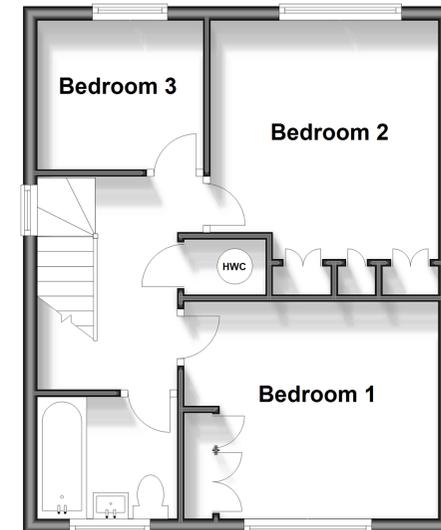
Ground Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



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
- 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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