



Guide Price
£425,000

Freehold

4x  2x  1x 

**Cornwall Road,
Littlehampton, West
Sussex, BN17**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- This extended family home offers spacious & versatile accommodation
- Walking distance to schools, town centre & mainline train station
- Separate wet room plus family bathroom upstairs
- Downstairs utility with toilet
- Sunny aspect rear garden
- Garage to rear and off road parking

Accommodation

GROUND FLOOR

Entrance Hallway
 Cloakroom
 Lounge: 12'10 x 12'5 (3.91m x 3.79m)
 Kitchen / Diner: 19'5 maximum x 18'8 maximum (5.92m x 5.69m)
 Utility Area

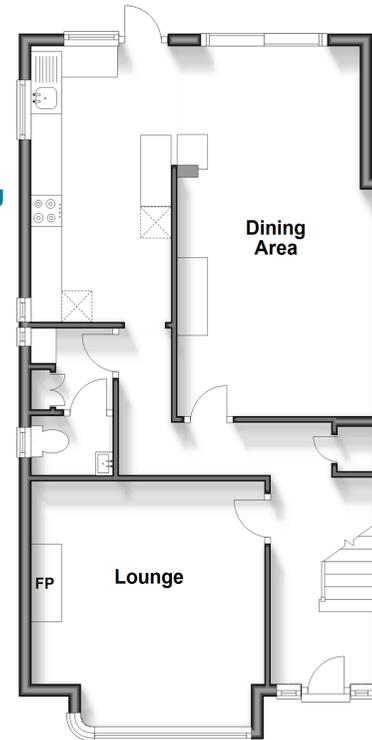
FIRST FLOOR

Landing
 Bedroom 1: 13'7 x 10'10 (4.14m x 3.30m)
 Bedroom 2: 11'10 x 9'6 (3.61m x 2.90m)
 Bedroom 3: 11'2 x 7'11 (3.41m x 2.41m)
 Bedroom 4: 8'0 x 7'3 (2.44m x 2.21m)
 Family Bathroom
 Wet Room

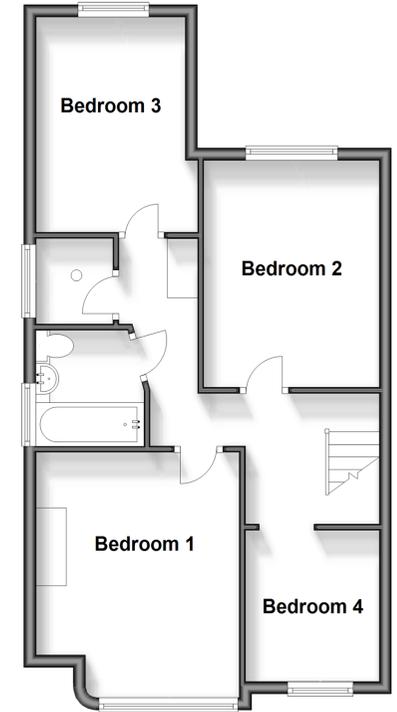
OUTSIDE

Front Garden
 Rear Garden
 Garage to Rear
 Off Road Parking

Ground Floor
 Approx. 59.4 sq. metres (639.9 sq. feet)



First Floor
 Approx. 53.5 sq. metres (575.4 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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