



**Price**  
**£350,000**

**Freehold**

4x  2x  1x 

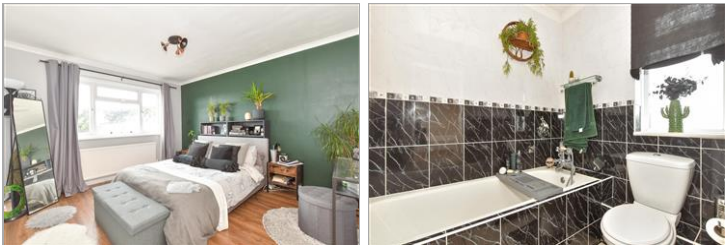
**Timberleys,  
Littlehampton, West  
Sussex, BN17**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards





## Main features

- Well presented town house
- Offering spacious & versatile accommodation
- Downstairs shower room plus family bathroom
- Walking distance to Rustington Village
- Close to shops, amenities and good schools for all ages

## Accommodation

### GROUND FLOOR

Entrance Hallway

Bedroom 3: 12'5 x 7'5 (3.79m x 2.26m)

Bedroom 4: 14'1 x 9'2 (4.30m x 2.80m)

Shower Room

### FIRST FLOOR

Landing

Lounge: 24'4 x 12'4 (7.42m x 3.76m)

Kitchen: 12'4 x 7'4 (3.76m x 2.24m)

### SECOND FLOOR

Landing

Bedroom 1: 12'7 x 12'4 (3.84m x 3.76m)

Bedroom 2: 12'4 x 7'5 (3.76m x 2.26m)

Family Bathroom

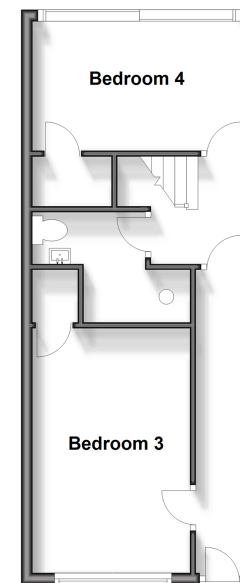
### OUTSIDE

Front Garden

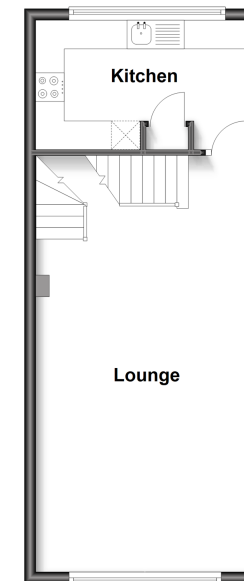
Rear Garden

Off Road Parking

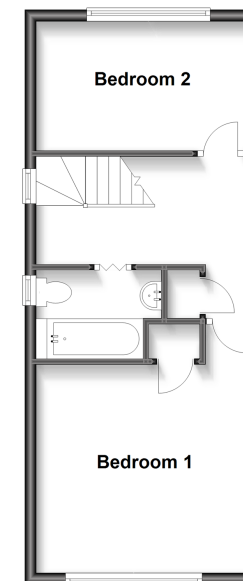
**Ground Floor**  
Approx. 36.4 sq. metres (391.4 sq. feet)



**First Floor**  
Approx. 36.4 sq. metres (391.4 sq. feet)



**Second Floor**  
Approx. 36.4 sq. metres (391.4 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.