

**OVER 60?**

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



**Guide Price**  
**£300,000**  
**Freehold**

2x  1x  1x 

Lizard Head, Littlehampton, West Sussex,  
BN17

**cubitt&west**  
Helping you move forwards





## Main features

- Lovely recently refurbished home with no ongoing chain
- Situated on a good size corner plot
- Potential to extend (subject to planning permissions)
- Sought after Beaumont Park
- Walking distance to Rustington Village & amenities

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

Lounge: 15'10 x 9'9 (4.83m x 2.97m)

Kitchen: 8'4 x 5'7 (2.54m x 1.70m)

Bedroom 1: 13'5 x 8'0 (4.09m x 2.44m)

Bedroom 2: 9'9 x 7'5 (2.97m x 2.26m)

#### Shower Room

### OUTSIDE

#### Front Garden

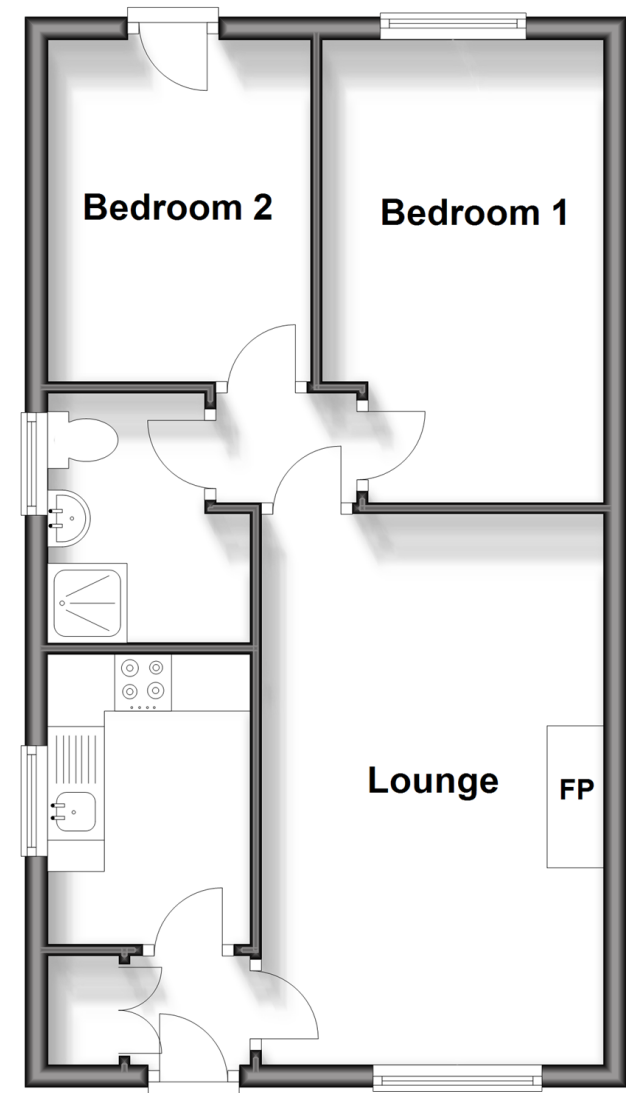
#### Side Garden

#### Rear Garden

#### Driveway

## Ground Floor

Approx. 44.2 sq. metres (475.8 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.



23708088/20240404/KP/KP