



**Price**  
**£335,000**

**Freehold**

3x  1x  2x 

Hill Road,  
Littlehampton, West  
Sussex, BN17

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Well presented family home with no chain and good size conservatory to rear
- Spacious ground floor accommodation
- Walking distance to good schools for all ages
- Close to town centre and train station

## Accommodation

### GROUND FLOOR

- Entrance Lobby
- Entrance Hallway
- Cloakroom
- Lounge: 11'8 x 10'6 (3.56m x 3.20m)
- Dining Room: 11'8 x 11'4 (3.56m x 3.46m)
- Kitchen: 14'8 x 6'9 (4.47m x 2.06m)
- Conservatory: 14'9 x 8'1 (4.50m x 2.47m)

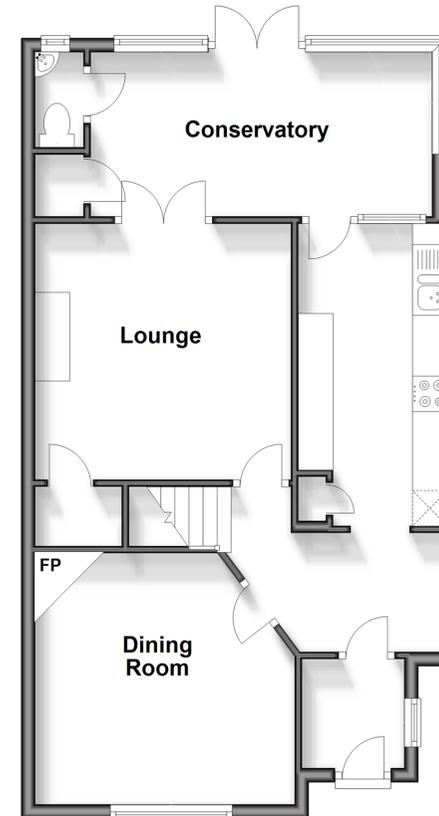
### FIRST FLOOR

- Landing
- Bedroom 1: 11'8 x 11'4 (3.56m x 3.46m)
- Bedroom 2: 10'7 x 9'3 (3.23m x 2.82m)
- Bedroom 3: 14'0 x 6'10 (4.27m x 2.08m)
- Bathroom

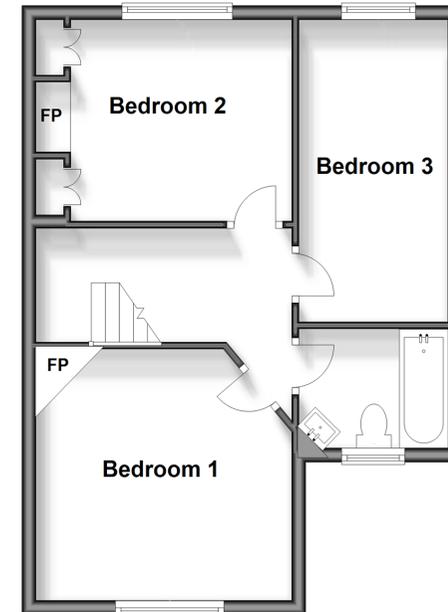
### OUTSIDE

- Front Garden
- Rear Garden
- Driveway

**Ground Floor**  
Approx. 60.2 sq. metres (648.1 sq. feet)



**First Floor**  
Approx. 43.7 sq. metres (470.5 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.



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