



OVER 60?

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

Price

£310,000

Freehold

2x  1x  2x 

**Sandfield Avenue,
Littlehampton, West
Sussex, BN17**

cubitt&west
Helping you move forwards



Main features

- Extended modern home in sought after seaside town
- Close to shops, restaurants and amenities
- Good transport links by bus or train
- Good schools for all ages close by
- Would make an ideal first time buy or investment opportunity

Accommodation

GROUND FLOOR

Entrance Porch

Entrance Hallway

Lounge/Diner: 25'5 (7.75m) x 11'7 (3.53m) narrowing to 8'2 (2.49m)

Kitchen: 10'6 x 6'3 (3.20m x 1.91m)

Family Room: 20'1 maximum (6.13m) x 10'8 at widest point (3.25m) narrowing to 4'6 at narrowest point (1.37m)

FIRST FLOOR

Landing

Bedroom 1: 14'6 x 10'3 (4.42m x 3.13m)

Bedroom 2: 14'8 x 8'9 (4.47m x 2.67m)

Bathroom

OUTSIDE

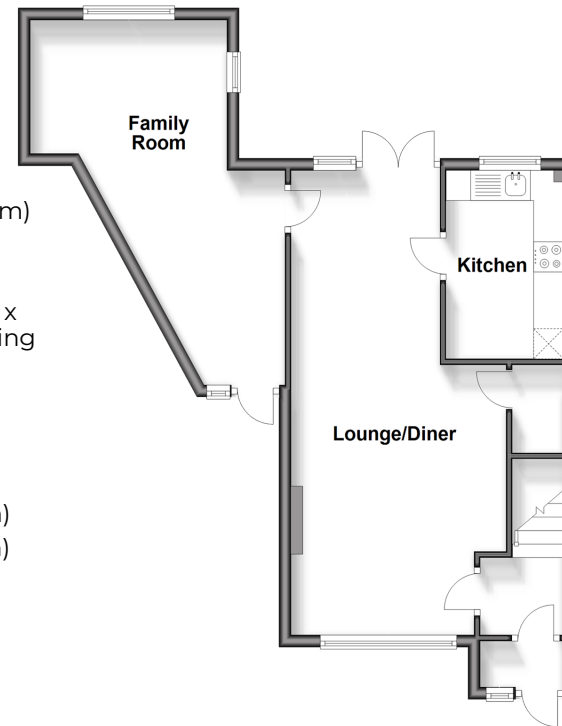
Front Garden

Rear Garden

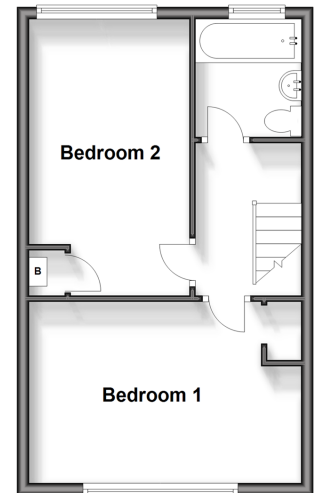
Garage

Driveway

Ground Floor
Approx. 52.9 sq. metres (569.3 sq. feet)



First Floor
Approx. 35.1 sq. metres (377.8 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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