



**Price**  
**£285,000**

**Freehold**

2x  1x  1x 

**Clun Road, Wick,  
Littlehampton, West  
Sussex, BN17**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Beautifully presented home offering spacious accommodation
- Attractive, well maintained rear garden
- Close to good schools for all ages
- Short distance to Town Centre, shops, restaurants and amenities
- Ideal first buy or investment

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 13'0 x 11'10 (3.97m x 3.61m)

Kitchen/Diner: 19'9 x 8'11 (6.02m x 2.72m)

### FIRST FLOOR

Landing

Bedroom 1: 14'3 x 10'8 (4.35m x 3.25m)

Bedroom 2: 11'3 x 8'11 (3.43m x 2.72m)

Shower Room

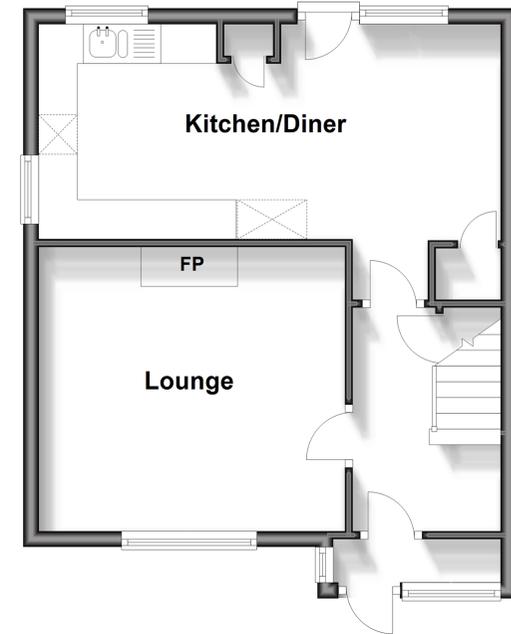
### OUTSIDE

Front Garden

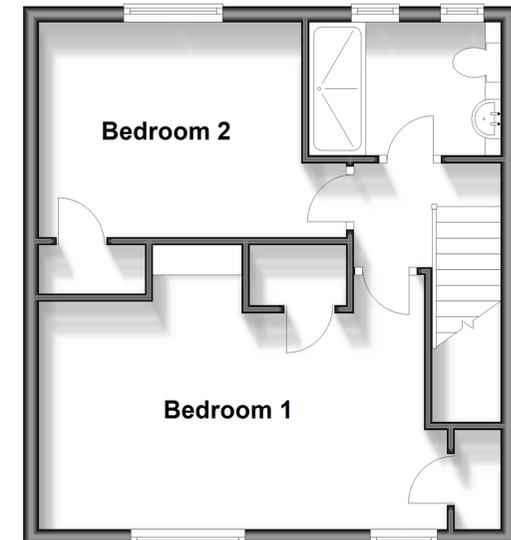
Rear Garden

Driveway

**Ground Floor**  
Approx. 39.9 sq. metres (429.8 sq. feet)



**First Floor**  
Approx. 38.5 sq. metres (414.7 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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