



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Price**  
**£310,000**

**Freehold**

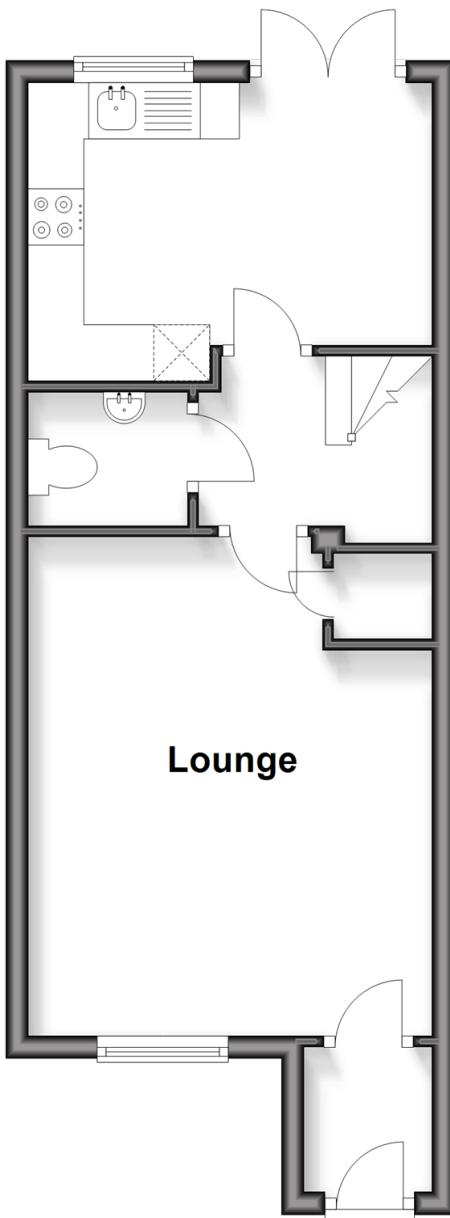
3x 2x 1x

**Pethick Road,  
Littlehampton, West  
Sussex BN17**

**cubitt & west**  
Helping you move forwards

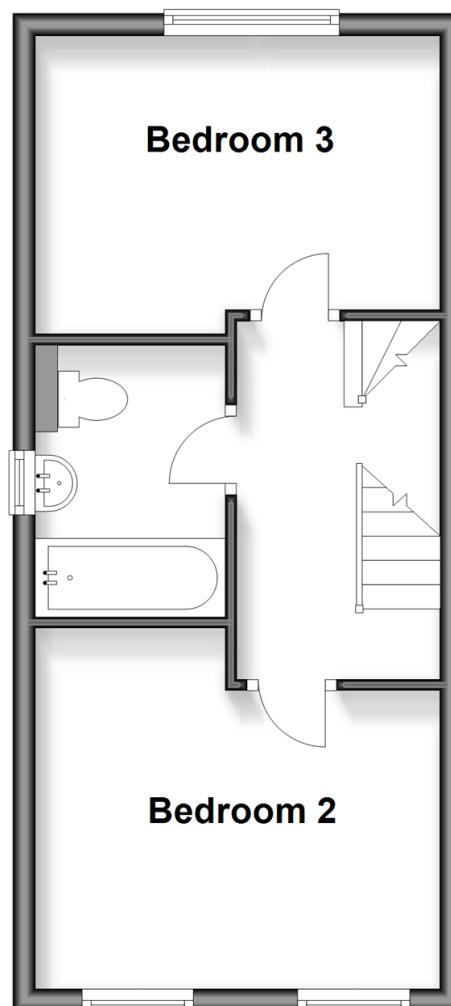
## Ground Floor

Approx. 32.4 sq. metres (348.4 sq. feet)



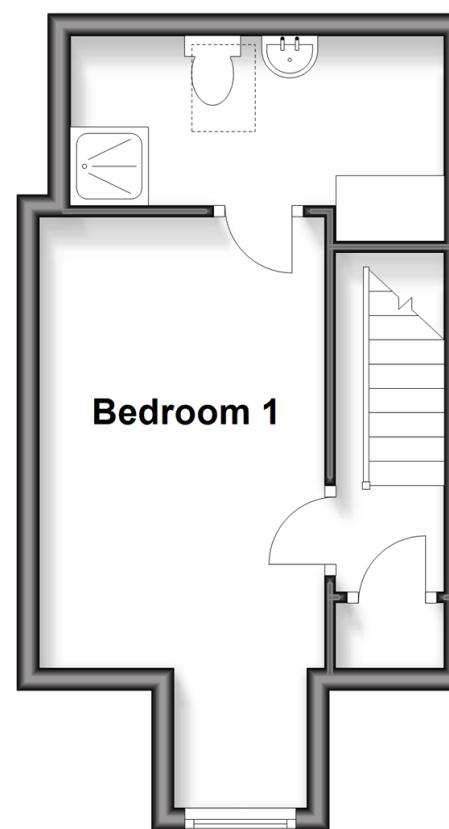
## First Floor

Approx. 30.8 sq. metres (331.2 sq. feet)



## Second Floor

Approx. 21.5 sq. metres (231.0 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Lobby: 4'3 x 3'9 (1.30m x 1.14m)  
Lounge: 14'8 at widest point x 11'10 at widest point (4.47m x 3.61m)

Ground Floor Cloakroom

Kitchen/Diner: 11'9 x 7'8 minimum (3.58m x 2.34m)

### FIRST FLOOR

Landing

Bathroom: 7'10 x 5'5 (2.39m x 1.65m)  
Bedroom 3: 11'11 x 7'9 minimum (3.63m x 2.36m)  
Bedroom 2: 11'9 (3.58m) x 10'7 maximum (3.23m) narrowing to 8'9 minimum (2.67m)

### SECOND FLOOR

Landing

Bedroom 1: 13'1 at widest point x 8'5 (3.99m x 2.57m)  
En-Suite Shower Room: 11'1 x 5'0 (3.38m x 1.53m)

### OUTSIDE

Rear Garden  
Front Garden  
Driveway Parking



## Main features

- **Vacant possession with no forward chain**
- **Modern 3 storey home offering spacious versatile living, well proportioned bedrooms & en-suite shower room**
- **Open views from the first floor across the picturesque black ditch & surrounding countryside**
- **Still covered by the remainder of the NHBC warranty providing peace of mind**

### Nearest Schools

Primary Schools: St Catherine's Catholic Primary, Littlehampton 0.8 miles, Flora McDonald Junior School 0.9 miles, Summerlea Community Primary 1.0 miles.  
Secondary Schools: Cornfield School, Littlehampton 0.5 miles, Littlehampton Community School 0.8 miles,

### Transport Information

Train Stations: Arundel 1.3 miles, Littlehampton 1.4 miles, Ford 1.9 miles

### Address

Pethick Road, Littlehampton, West Sussex BN17

### Directions

For directions to this property please contact us.



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Helping you move forwards

Call Arundel Branch 01903 884420 ■ [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 50% less, by purchasing a Lifetime Lease.



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