

**OVER 60?**

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



**Guide Price**

**£360,000**

**Freehold**

3x  1x  1x 

The Martlets, Rustington, Littlehampton,  
West Sussex, BN16

**cubitt & west**  
Helping you move forwards





## Main features

- Spacious home offering good size downstairs accommodation
- Garage to side of property
- Close to seafront & Mewsbrook Park
- Short distance to Rustington Village, shops and amenities
- Good schools nearby for all ages
- No ongoing chain

## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge/Diner: 26'7 (8.11m) x 15'5 (4.70m)  
narrowing to 9'3 (2.82m)

Conservatory: 9'4 x 6'5 (2.85m x 1.96m)

Kitchen: 13'7 x 8'5 (4.14m x 2.57m)

### FIRST FLOOR

Landing

Bedroom 1: 12'2 x 11'8 (3.71m x 3.56m)

Bedroom 2: 12'9 x 9'3 (3.89m x 2.82m)

Bedroom 3: 11'8 x 6'9 (3.56m x 2.06m)

Bathroom

### OUTSIDE

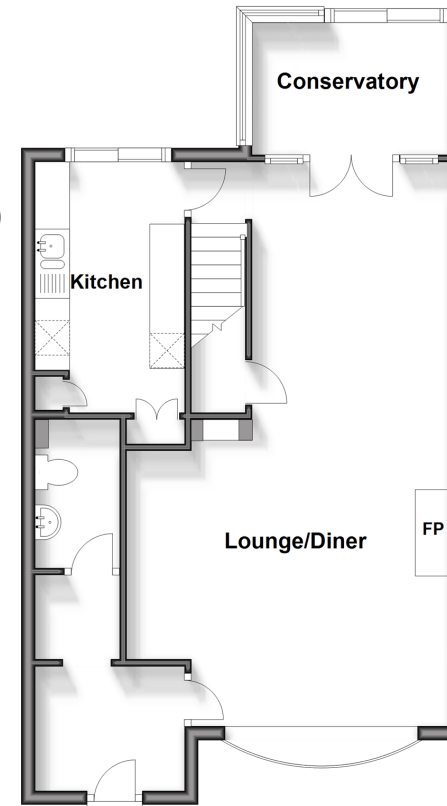
Front Garden

Rear Garden

Garage to side

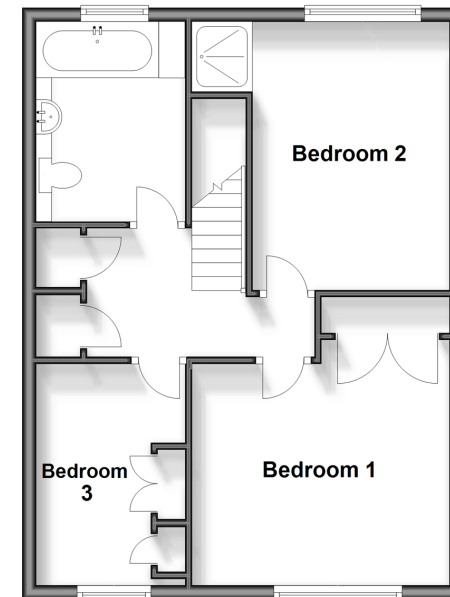
### Ground Floor

Approx. 57.3 sq. metres (616.4 sq. feet)



### First Floor

Approx. 48.9 sq. metres (526.3 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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