



**Price**  
**£315,000**

**Freehold**

3x  2x  1x 

**Millard Grove,  
Littlehampton, West  
Sussex, BN17**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Well presented home on sought after Kingley Gate development
- 2 allocated parking spaces
- Short distance to town centre and mainline train station
- Good schools for all ages with easy reach as are good road links
- Offered for sale with no ongoing chain

## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge: 15'0 x 14'7 (4.58m x 4.45m)

Kitchen: 12'8 x 8'5 (3.86m x 2.57m)

### FIRST FLOOR

Landing

Bedroom 1: 13'11 x 8'6 (4.24m x 2.59m)

En-suite Shower Room

Bedroom 2: 10'0 x 8'6 (3.05m x 2.59m)

Bedroom 3: 8'10 x 6'3 (2.69m x 1.91m)

Family Bathroom

### OUTSIDE

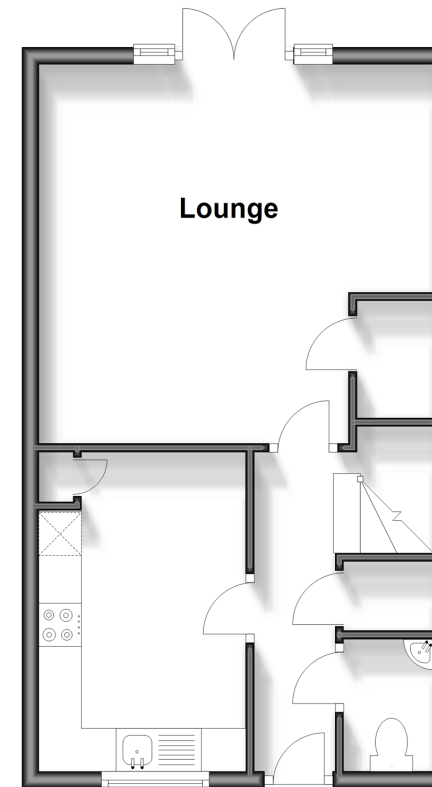
Front Garden

Rear Garden

Allocated Parking

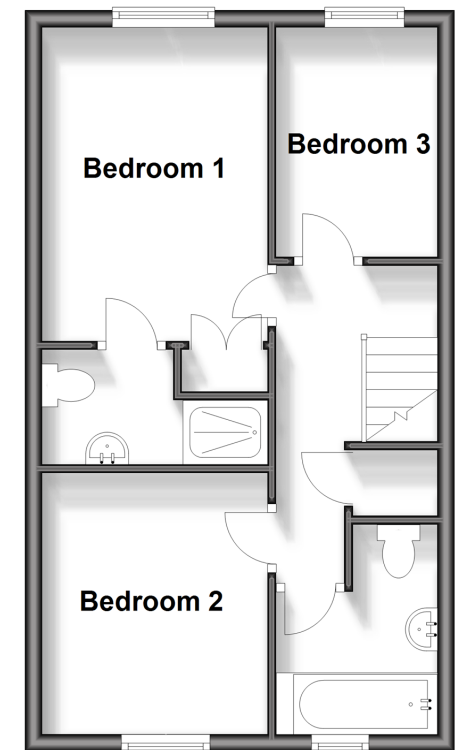
### Ground Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



### First Floor

Approx. 38.1 sq. metres (409.7 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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