



Guide Price
£350,000

Freehold

4x  2x  2x 

**Ketch Road,
Littlehampton, West
Sussex, BN17**

OVER 60?

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

cubitt & west
Helping you move forwards



Main features

- **Spacious and versatile home close to local amenities**
- **Short distance to Rustington village shops & restaurants**
- **Good schools for all ages nearby**
- **Garage and off road parking**
- **Offered for sale with no ongoing chain**

Accommodation

GROUND FLOOR

Entrance Hallway
Cloakroom
Kitchen/Diner: 14'6 x 10'3 (4.42m x 3.13m)
Former Garage used as Study: 16'1 x 7'6 (4.91m x 2.29m)

FIRST FLOOR

Landing
Lounge: 14'7 x 11'7 (4.45m x 3.53m)
Bedroom 1: 10'4 x 10'1 (3.15m x 3.08m)
En-suite Bathroom

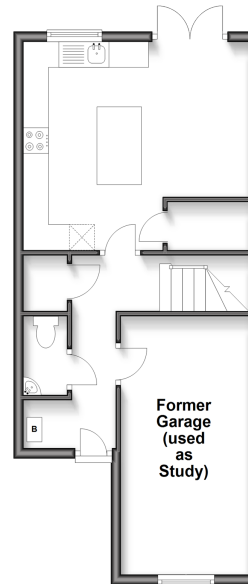
SECOND FLOOR

Landing
Bedroom 2: 14'6 x 11'7 (4.42m x 3.53m)
Bedroom 3: 10'4 x 8'1 (3.15m x 2.47m)
Bedroom 4: 10'4 x 6'3 (3.15m x 1.91m)
Shower Room

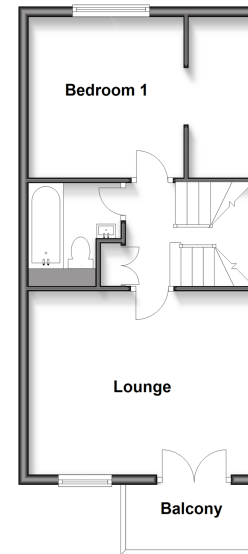
OUTSIDE

Balcony
Front Garden
Rear Garden
Driveway

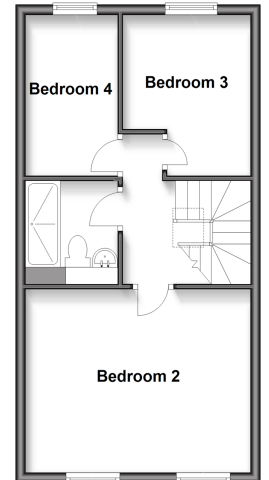
Ground Floor
Approx. 42.1 sq. metres (452.7 sq. feet)



First Floor
Approx. 40.3 sq. metres (433.4 sq. feet)



Second Floor
Approx. 40.3 sq. metres (433.4 sq. feet)



Call Rustington - 01903 775576 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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