



Guide Price
£450,000

Freehold

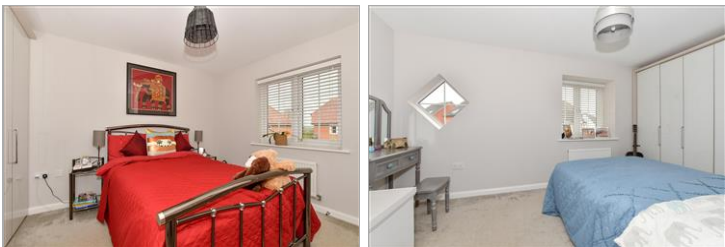
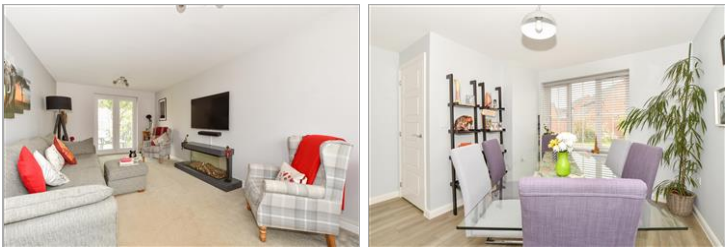
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**Challen Vale,
Littlehampton, West
Sussex, BN17**

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
- Short distance to town centre and train station
- Within easy reach to good schools for all ages
- Offering spacious and versatile accommodation

Accommodation

GROUND FLOOR

Entrance Hall
Cloakroom
Lounge: 21'5 x 10'3 (6.53m x 3.13m)
Kitchen/Diner: 21'5 x 14'1 (6.53m x 4.30m)
Utility Room

FIRST FLOOR

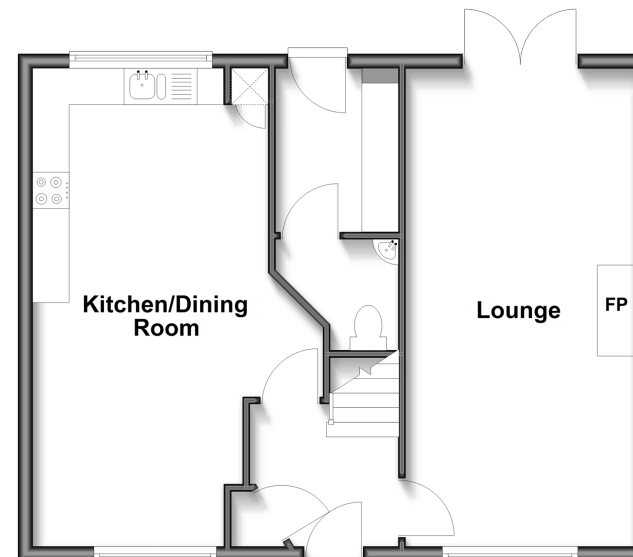
Landing
Bedroom 1: 10'6 up to fitted wardrobes x 10'1 (3.20m x 3.08m)
En-suite Shower Room
Bedroom 2: 13'3 up to fitted wardrobes x 8'6 (4.04m x 2.59m)
Bedroom 3: 11'6 x 9'0 (3.51m x 2.75m)
Bedroom 4: 10'6 x 6'2 (3.20m x 1.88m)
Family Bathroom

OUTSIDE

Front Garden
Rear Garden
Garage
Driveway

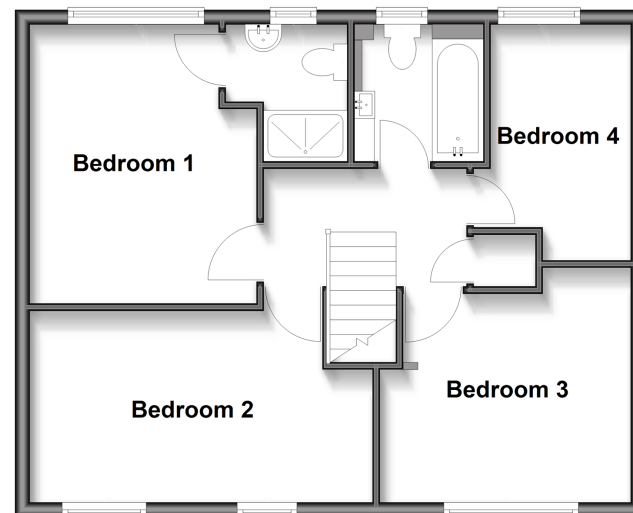
Ground Floor

Approx. 54.0 sq. metres (581.8 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.8 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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