



**OVER 60?**

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

**Price**  
**£350,000**

**Freehold**

3x  1x  1x 

**Carnation Close,  
Littlehampton, West  
Sussex, BN17**

**cubitt&west**  
Helping you move forwards





## Main features

- Well presented family home
- Sought after Marlborough Place development
- Sunny aspect rear garden
- Close to good schools for all ages
- Short distance to Rustington Village, shops & restaurants
- Surrounding area offers parks and green spaces

## Accommodation

### GROUND FLOOR

Entrance Hallway  
Cloakroom  
Lounge/Diner: 16'7 x 13'10 (5.06m x 4.22m)  
Kitchen: 10'8 x 7'6 (3.25m x 2.29m)

### FIRST FLOOR

Landing  
Bedroom 1: 11'9 x 10'8 (3.58m x 3.25m)  
En-suite Shower Room  
Bedroom 2: 10'7 x 8'1 (3.23m x 2.47m)  
Bedroom 3: 8'9 x 5'6 (2.67m x 1.68m)  
Family Bathroom

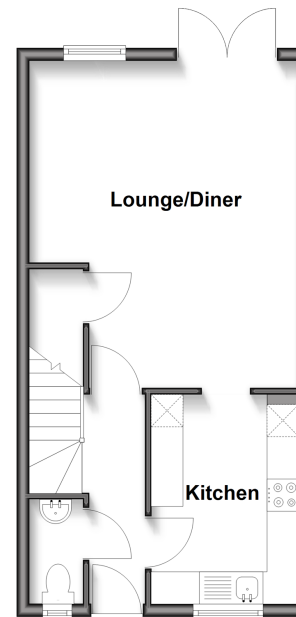
### OUTBUILDING

Garage

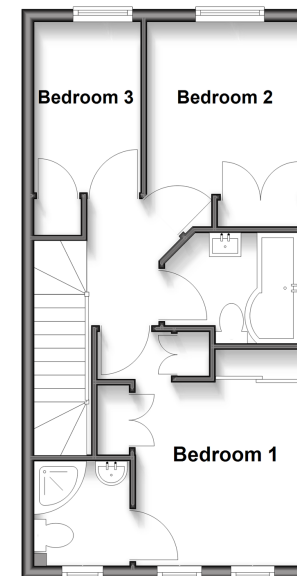
### OUTSIDE

Front Garden  
Rear Garden

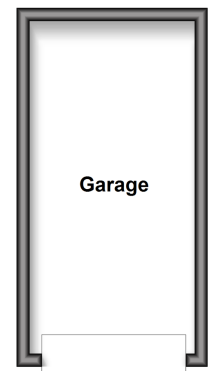
**Ground Floor**  
Approx. 35.7 sq. metres (384.2 sq. feet)



**First Floor**  
Approx. 35.7 sq. metres (384.2 sq. feet)



**Outbuilding**  
Approx. 13.5 sq. metres (145.1 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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