



**OVER 60?**

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

**Price**  
**£240,000**

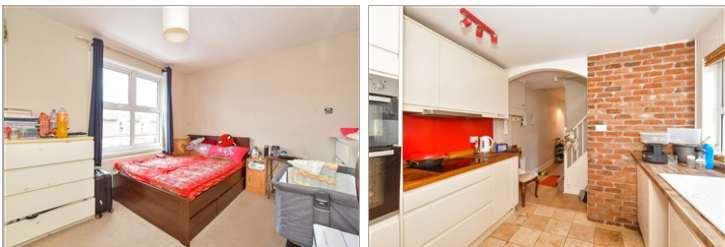
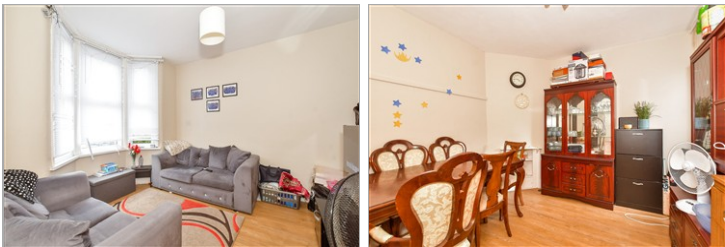
**Freehold**

2x  1x  2x 

**Gloucester Place,  
Littlehampton, West  
Sussex, BN17**

**cubitt & west**  
Helping you move forwards





## Main features

- Centrally located home with **NO ONGOING CHAIN!**
- Spacious downstairs accommodation
- Modern fitted kitchen with small additional breakfast area
- Located close to town centre and train station
- Ideal first time buy or good investment opportunity

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 12'6 x 9'9 (3.81m x 2.97m)

Dining Room: 10'4 x 9'9 (3.15m x 2.97m)

Kitchen: 9'2 x 9'1 (2.80m x 2.77m)

Breakfast Area: 9'2 x 6'3 (2.80m x 1.91m)

### FIRST FLOOR

Landing

Bedroom 1: 13'1 x 10'8 (3.99m x 3.25m)

Bedroom 2: 10'1 x 9'9 (3.08m x 2.97m)

Bathroom

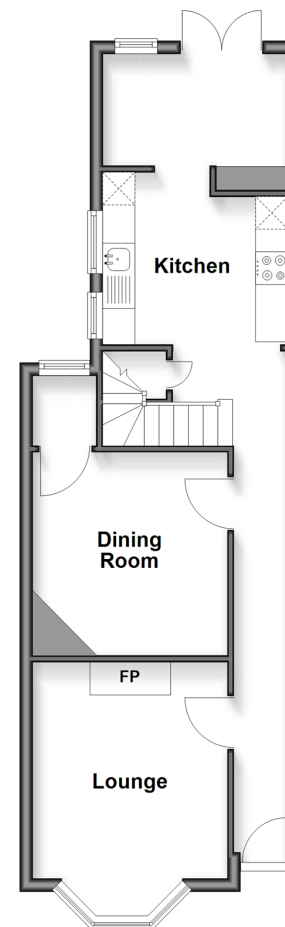
### OUTSIDE

Front Garden

Rear Garden

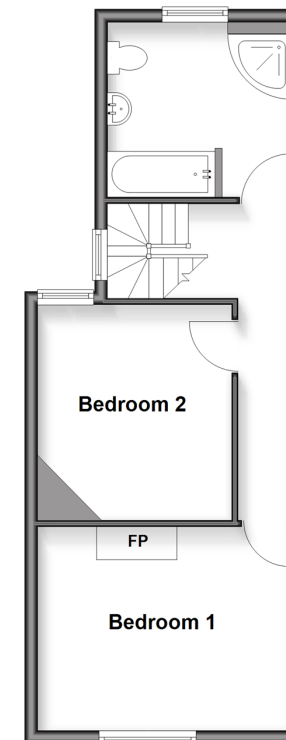
### Ground Floor

Approx. 44.4 sq. metres (478.3 sq. feet)



### First Floor

Approx. 38.2 sq. metres (411.5 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 50% less, by purchasing a Lifetime Lease.



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