



Guide Price
£280,000

Freehold

3x 1x 1x

**Bell Davies Road,
Littlehampton, West
Sussex, BN17**

cubitt & west
Helping you move forwards



Main features

- Spacious family home
- Located on sought after Beaumont Park
- Renovation throughout required (subject to planning consents)
- Larger than average rear garden
- No ongoing chain

Accommodation

GROUND FLOOR

Lounge: 13'6 x 11'9 (4.12m x 3.58m)
 Dining Room: 11'5 x 11'0 (3.48m x 3.36m)
 Lean to: 11'2 x 8'10 (3.41m x 2.69m)
 Kitchen: 10'7 x 8'8 (3.23m x 2.64m)

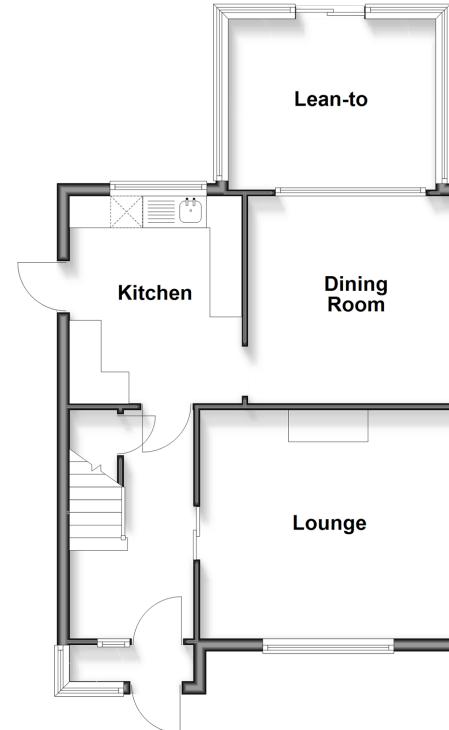
FIRST FLOOR

Landing
 Bedroom 1: 11'2 x 10'9 (3.41m x 3.28m)
 Bedroom 2: 11'3 x 10'4 (3.43m x 3.15m)
 Bedroom 3: 8'10 x 5'2 (2.69m x 1.58m)
 Bathroom
 Separate Toilet

OUTSIDE

Front Garden
 Rear Garden
 Off Road Parking

Ground Floor
 Approx. 53.3 sq. metres (573.9 sq. feet)



First Floor
 Approx. 42.9 sq. metres (461.9 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.