



OVER 60?

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

Price

£375,000

Freehold

3x  2x  1x 

**Crosshaven,
Littlehampton, West
Sussex, BN17**

cubitt&west
Helping you move forwards



Main features

- Well presented family home
- Lovely newly fitted bathroom & en-suite shower room
- Conservatory overlooking rear garden
- Located in quiet Close on sought after Beaumont Park
- Close to good schools, shops and amenities

Accommodation

GROUND FLOOR

Entrance Porch
 Entrance Hallway
 Cloakroom
 Kitchen: 10'2 x 7'0 (3.10m x 2.14m)
 Lounge: 20'6 x 10'3 (6.25m x 3.13m)
 Conservatory: 11'4 x 9'3 (3.46m x 2.82m)

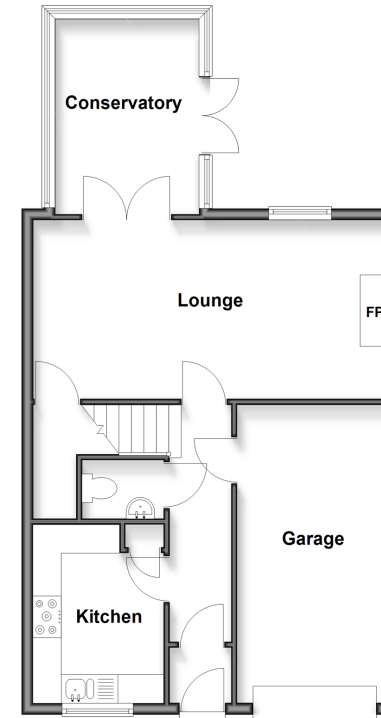
FIRST FLOOR

Landing
 Bedroom 1: 11'2 x 10'6 (3.41m x 3.20m)
 En-suite Shower Room
 Bedroom 2: 13'11 x 9'1 (4.24m x 2.77m)
 Bedroom 3: 11'2 x 7'1 (3.41m x 2.16m)
 Family Bathroom

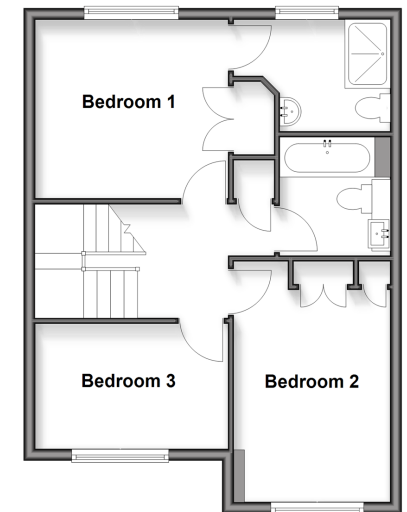
OUTSIDE

Front Garden
 Rear Garden
 Integral Garage
 Driveway

Ground Floor
 Approx. 62.2 sq. metres (669.0 sq. feet)



First Floor
 Approx. 49.9 sq. metres (537.5 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.



23708598/20251015/FM/LFOG