



**OVER 60?**

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

**Price**

**£270,000**

**Freehold**

2x  1x  1x 

**Linnet Close,  
Littlehampton, West  
Sussex, BN17**

**cubitt&west**  
Helping you move forwards





## Main features

- Light and spacious home on sought after "Bird Estate"
- Short distance to town centre and mainline train station
- Garage and off road parking for 2 cars
- Close to supermarkets and good schools for all ages
- Ideal first time buy or investment

## Accommodation

### GROUND FLOOR

Entrance Hallway  
Cloakroom  
Kitchen: 10'10 x 6'5 (3.30m x 1.96m)  
Lounge/Diner: 16'4 x 12'9 (4.98m x 3.89m)

### FIRST FLOOR

Landing  
Bedroom 1: 9'11 x 9'7 (3.02m x 2.92m)  
Bedroom 2: 12'9 x 9'10 (3.89m x 3.00m)  
Bathroom

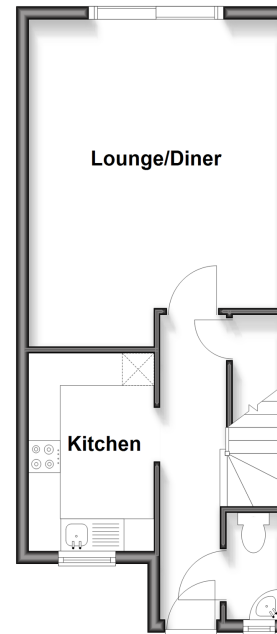
### OUTBUILDING

Garage

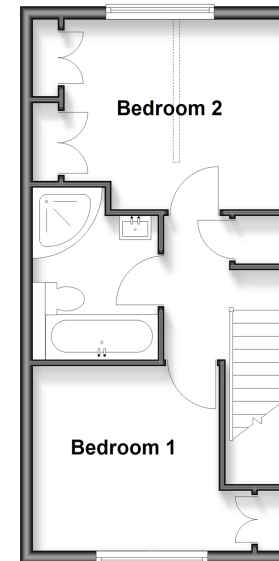
### OUTSIDE

Front Garden  
Rear Garden  
Driveway

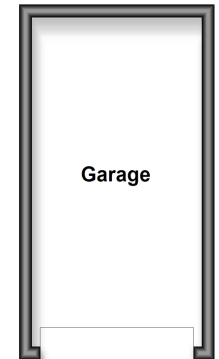
**Ground Floor**  
Approx. 34.7 sq. metres (373.6 sq. feet)



**First Floor**  
Approx. 32.7 sq. metres (352.0 sq. feet)



**Outbuilding**  
Approx. 13.8 sq. metres (148.1 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 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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