



Price
£270,000

Freehold

3x  1x  1x 

**Nimbus Close,
Littlehampton, West
Sussex, BN17**

cubitt & west
Helping you move forwards



Main features

- Well presented home on sought after Beaumont Park
- 2 parking spaces to rear
- Attractive, well maintained rear garden
- Ideal first time buy or investment opportunity
- Close to good schools and Rustington Village

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 15'2 x 11'3 (4.63m x 3.43m)

Dining Area: 10'0 x 8'0 (3.05m x 2.44m)

Kitchen: 11'0 x 10'5 (3.36m x 3.18m)

FIRST FLOOR

Landing

Bedroom 1: 14'5 x 8'6 (4.40m x 2.59m)

Bedroom 2: 10'2 x 7'0 (3.10m x 2.14m)

Bedroom 3: 7'0 x 7'0 (2.14m x 2.14m)

Bathroom

OUTSIDE

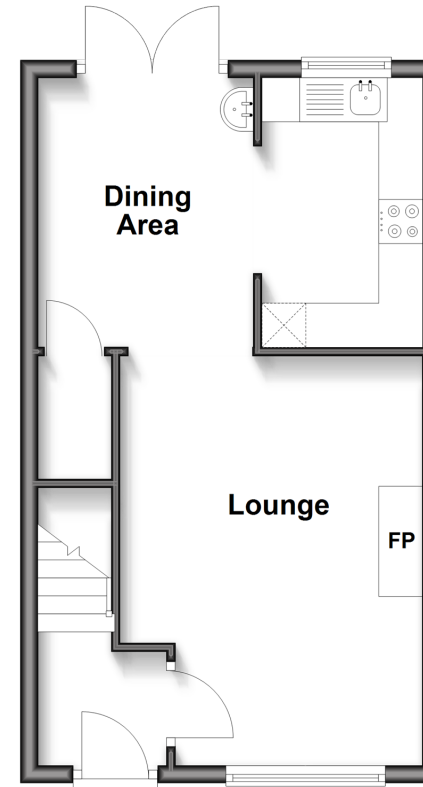
Front Garden

Rear Garden

2 Parking Spaces to Rear

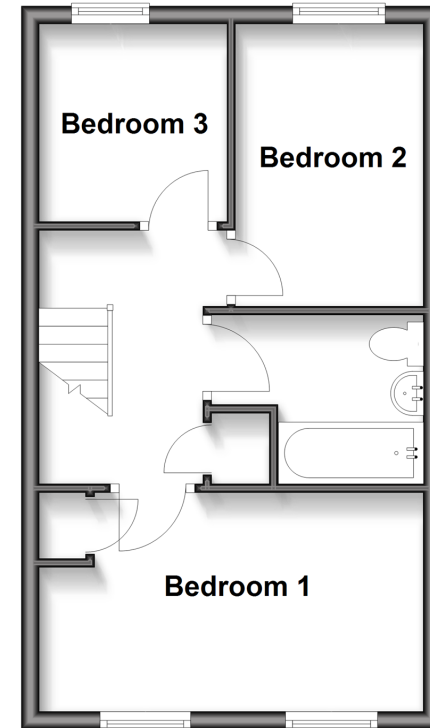
Ground Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



Call Rustington - 01903 775576 ■ cubittandwest.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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