



**Price**  
**£375,000**

**Freehold**

4x  2x  1x 

**Thompson Grove,  
Littlehampton, West  
Sussex, BN17**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Well presented family home over 3 floors
- Sought after Kingley Gate ideal for families as is close to schools
- Spacious and versatile accommodation
- Garage en bloc with parking in front
- Short distance to town centre, shops, restaurants and station

## Accommodation

### GROUND FLOOR

Entrance Hallway  
Cloakroom  
Lounge/Diner: 19'7 x 13'7 (5.97m x 4.14m)  
Kitchen: 13'1 x 7'1 (3.99m x 2.16m)

### FIRST FLOOR

Landing  
Bedroom 2: 13'7 x 10'9 (4.14m x 3.28m)  
Bedroom 3: 13'7 x 10'4 (4.14m x 3.15m)  
Family Bathroom

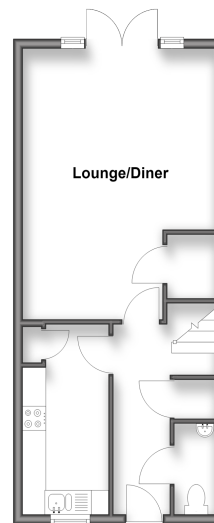
### SECOND FLOOR

Landing  
Bedroom 1  
En-suite Shower Room  
Bedroom 4: 13'7 x 9'5 (4.14m x 2.87m)

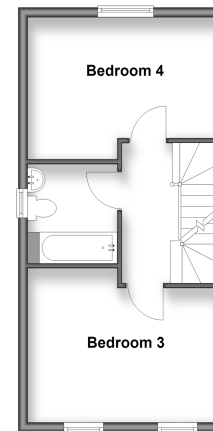
### OUTSIDE

Front Garden  
Rear Garden  
Garage en Bloc  
Parking

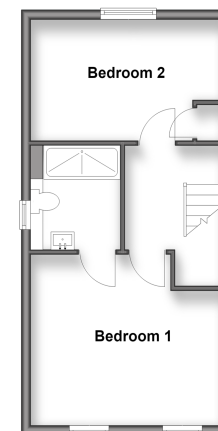
**Ground Floor**  
Approx. 39.8 sq. metres (428.1 sq. feet)



**First Floor**  
Approx. 34.7 sq. metres (373.0 sq. feet)



**Second Floor**  
Approx. 34.7 sq. metres (373.0 sq. feet)



**Call Rustington - 01903 775576 ■ cubittandwest.co.uk**

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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