



Price
£300,000

Freehold

3x  1x  2x 

**Falkland Avenue,
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
- Lounge with working fireplace
- Separate dining room with feature fireplace
- Fantastic larger than average rear garden
- Close to good schools for all ages
- Short distance to town centre and mainline train station

Accommodation

GROUND FLOOR

Entrance Hallway

Kitchen: 11'2 x 5'8 (3.41m x 1.73m)

Lounge: 13'11 x 11'5 (4.24m x 3.48m)

Dining Room: 10'4 x 9'6 (3.15m x 2.90m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 16'0 x 10'4 (4.88m x 3.15m)

Bedroom 2: 10'8 x 10'8 (3.25m x 3.25m)

Bedroom 3: 9'4 x 8'2 (2.85m x 2.49m)

OUTSIDE

Front Garden

Rear Garden

Off Road Parking

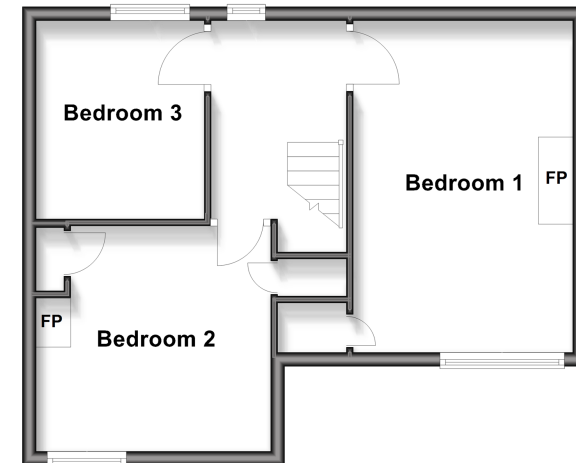
Ground Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.7 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



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