



**Guide Price**  
**£310,000**

**Freehold**

2x  1x  1x 

**Beech Way, Angmering,  
West Sussex, BN16**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Beautifully presented home in sought location
- New flooring and carpets throughout
- Newly fitted kitchen and bathroom
- Allocated parking space opposite
- Low maintenance rear garden
- Close to good schools for all ages
- Short distance to mainline train station

## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge: 15'5 x 11'5 (4.70m x 3.48m)

Kitchen: 14'5 x 8'7 (4.40m x 2.62m)

### FIRST FLOOR

Landing

Bedroom 1: 12'0 x 10'5 (3.66m x 3.18m)

Bedroom 2: 15'4 x 8'1 (4.68m x 2.47m)

Bathroom

### OUTSIDE

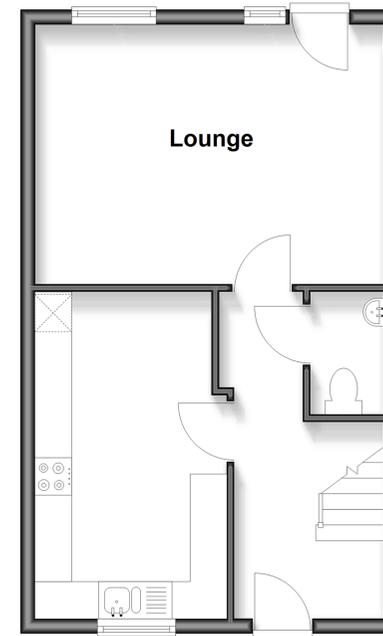
Front Garden

Rear Garden

Allocated Parking Space

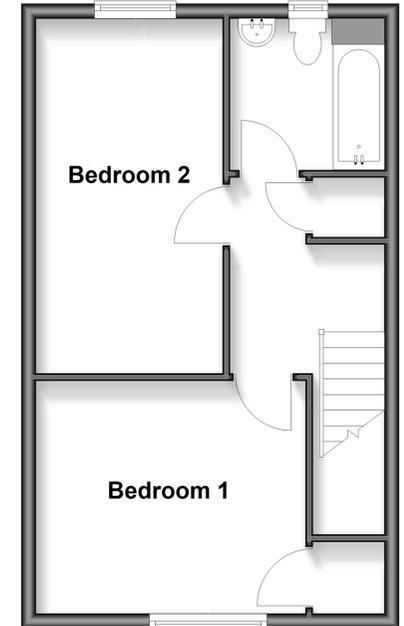
### Ground Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



### First Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



**Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://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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