

**Guide Price**  
**£550,000**

**Freehold**

3x  1x  1x 

**Lundy Close,  
Littlehampton, West  
Sussex, BN17**



**cubitt & west**  
Helping you move forwards



## Main features

- Beautifully presented home with newly fitted kitchen
- Situated on sought after South Beaumont
- Walk in shower room
- Spacious hallway and en-suite toilet to bedroom 1
- Attractive rear garden

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

Lounge: 20'0 x 11'2 (6.10m x 3.41m)

Kitchen: 11'1 x 10'9 (3.38m x 3.28m)

#### Rear Lobby

Bedroom 1: 13'1 x 11'7 (3.99m x 3.53m)

#### En-suite Toilet

Bedroom 2: 11'8 x 8'8 (3.56m x 2.64m)

Bedroom 3: 11'8 x 9'5 (3.56m x 2.87m)

Garden Room: 13'0 x 10'2 (3.97m x 3.10m)

#### Shower Room

### OUTSIDE

#### Front Garden

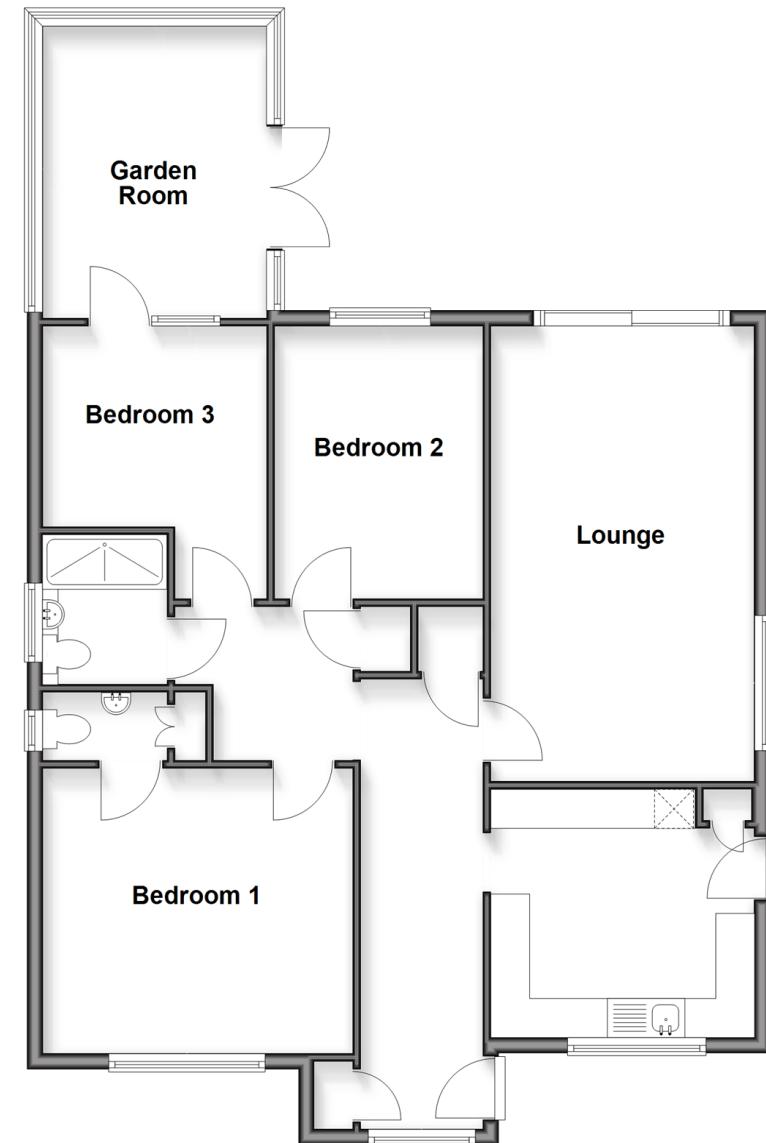
#### Rear Garden

#### Garage

#### Driveway

## Ground Floor

Approx. 98.0 sq. metres (1055.1 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