



**Guide Price**  
**£325,000**

**Freehold**

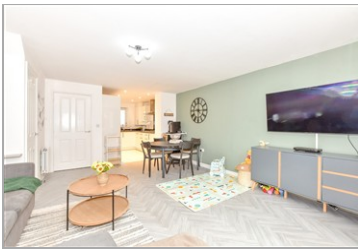
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**Richardson Way,  
Littlehampton, West  
Sussex, BN17**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Beautifully presented family home on sought after Hampton Park
- Modern open plan kitchen/lounge ideal for children & entertaining
- Pretty landscaped rear garden with covered seating area
- Good schools for all ages nearby
- Ideal first time buyer property

## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Kitchen Area: 9'3 x 8'1 (2.82m x 2.47m)

Lounge/Dining Area: 17'7 x 15'7 (5.36m x 4.75m)

### FIRST FLOOR

Bedroom 1: 12'10 x 10'3 (3.91m x 3.13m)

En-suite Shower Room

Bedroom 2: 10'5 x 8'11 (3.18m x 2.72m)

Bedroom 3: 10'5 x 6'5 (3.18m x 1.96m)

Family Bathroom

### OUTSIDE

Front Garden

Rear Garden

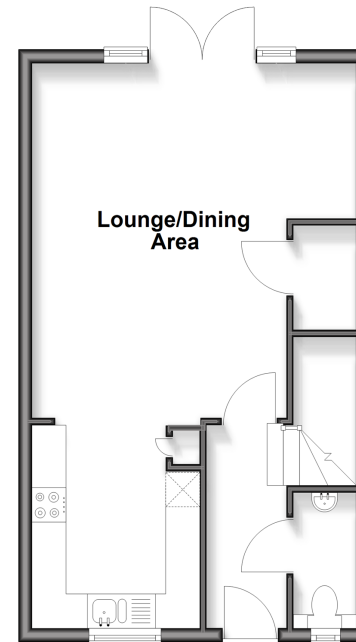
Garage

Driveway

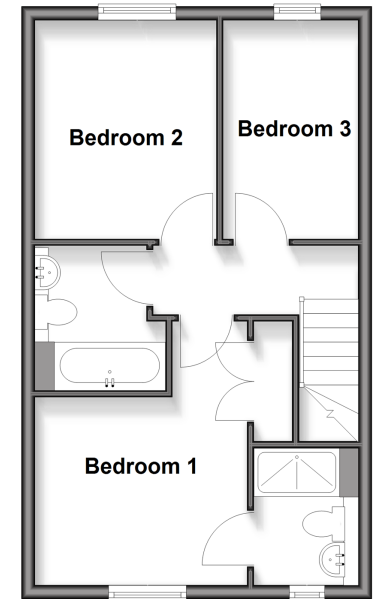
Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- 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 59% less, by purchasing a Lifetime Lease

**Ground Floor**  
Approx. 39.0 sq. metres (420.0 sq. feet)



**First Floor**  
Approx. 39.0 sq. metres (420.0 sq. feet)



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