



Guide Price
£425,000

Freehold

4x  2x  2x 

**Southfields Road,
Littlehampton, West
Sussex, BN17**

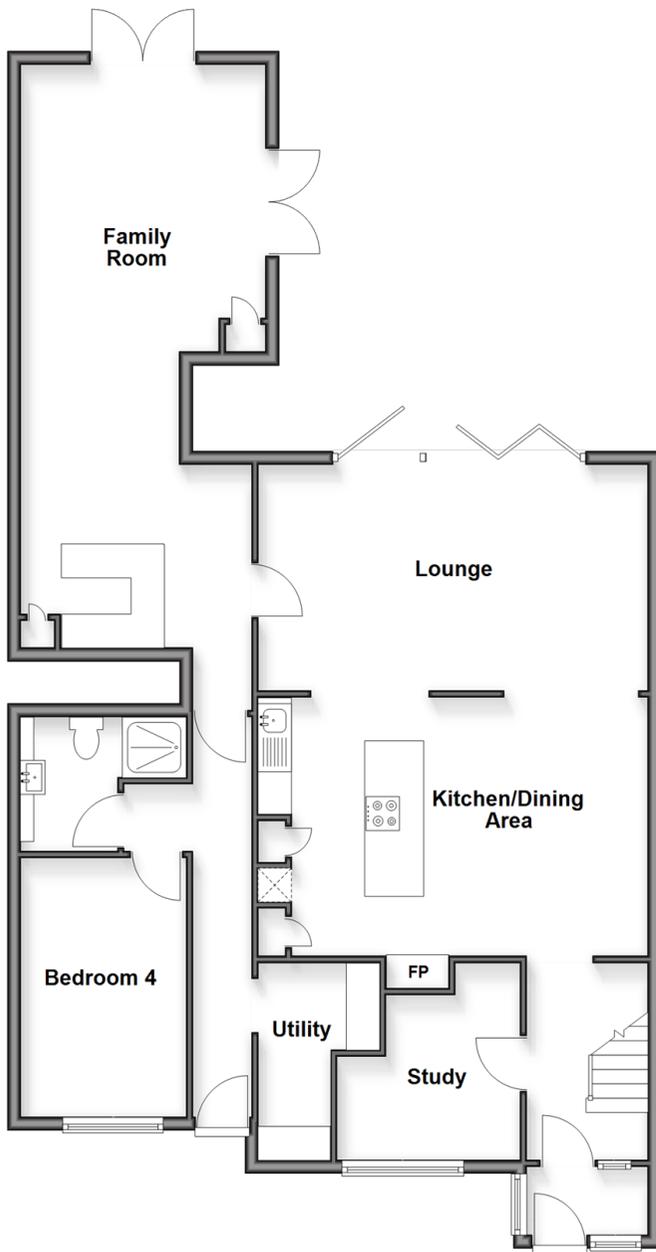
OVER 60?

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

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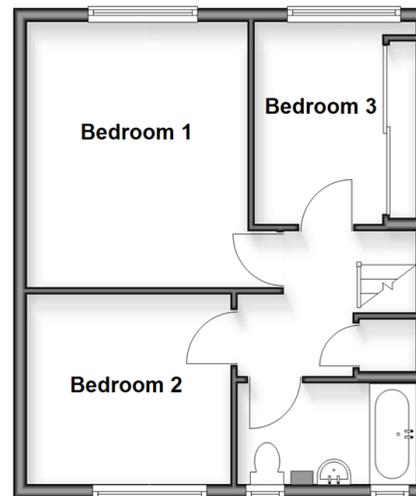
Ground Floor

Approx. 112.7 sq. metres (1212.7 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Study: 8'9 x 8'3 (2.67m x 2.52m)

Kitchen/Dining Area: 19'0 x 12'6 (5.80m x 3.81m)

Lounge: 18'6 x 11'5 (5.64m x 3.48m)

Utility: 9'5 x 5'9 (2.87m x 1.75m)

Bedroom 4: 12'4 x 8'5 (3.76m x 2.57m)

Shower Room

Family Room: 28'0 x 11'3 (8.54m x 3.43m)

FIRST FLOOR

Landing

Bedroom 1: 12'7 x 12'4 (3.84m x 3.76m)

Bedroom 2: 9'9 x 9'6 (2.97m x 2.90m)

Bedroom 3: 9'5 x 7'0 (2.87m x 2.14m)

Family Bathroom

OUTSIDE

Front Garden

Rear Garden

Driveway



Main features

- Stunning, extended family home
- Open plan kitchen/living area
- Ground floor bedroom, shower room and home office
- Amazing 28ft family/gaming room
- Ideal home for a large family
- Close to good schools for all ages
- Opposite play park ideal for the children to let off steam!

Nearest Schools

Primary Schools: River Beach Junior School 0.6 miles, Rustington Community Primary 0.6 miles
Secondary Schools: Littlehampton Academy 0.3 miles, Cornfield School, Littlehampton 0.6 miles, The Angmering School 2.0 miles

Transport Information

Train Stations: Littlehampton 0.7 miles, Angmering 1.7 miles, Ford 2.4 miles

Address

Southfields Road, Littlehampton, West Sussex, BN17

Directions

For directions to this property please contact us.



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- 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

EPC RATING

CURRENT: C(73) POTENTIAL: C(77)

23708547/20260116/LFOG/LFOG