



Price
£280,000

Freehold

2x  1x  1x 

**York Road,
Littlehampton, West
Sussex, BN17**

cubitt&west
Helping you move forwards



Main features

- **Modernisation required (subject to planning consents)**
- **Garage to rear**
- **Close to town centre and mainline train station**
- **Good schools for all ages nearby**
- **Offered for sale with no ongoing chain**



Nearest Schools

Primary Schools: Connaught Junior School 0.0 miles, St Catherine's Catholic Primary, Littlehampton 0.3 miles, Flora McDonald Junior School 0.3 miles

Secondary Schools: Littlehampton Community School, The 0.4



Transport Information

Train Stations: Littlehampton 0.2 miles, Ford 2.0 miles, Angmering 2.2 miles

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 14'9 x 13'8 (4.50m x 4.17m)

Kitchen/Diner: 19'8 x 14'8 (6.00m x 4.47m)

FIRST FLOOR

Bedroom 1: 11'9 x 11'5 (3.58m x 3.48m)

Bedroom 2: 14'9 x 11'8 (4.50m x 3.56m)

Wet Room

OUTSIDE

Front Garden

Rear Garden

Garage to Rear

Call Rustington - 01903 775576 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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