



Guide Price
£425,000

Freehold

4x  1x  2x 

**Parkside Avenue,
Littlehampton, West
Sussex, BN17**

OVER 60?

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

cubitt&west
Helping you move forwards



Main features

- Charming family home with **NO ONGOING CHAIN!**
- Some updating required
- Fantastic, large sunny aspect rear garden
- Versatile loft room with staircase
- Ideal for families as good schools close by

Accommodation

GROUND FLOOR

Entrance Hallway
 Lounge: 16'4 x 11'9 (4.98m x 3.58m)
 Dining Area: 13'5 x 11'10 (4.09m x 3.61m)
 Kitchen: 10'3 x 7'9 (3.13m x 2.36m)

FIRST FLOOR

Landing
 Bedroom 1: 14'1 x 11'10 (4.30m x 3.61m)
 Bedroom 2: 10'2 x 10'1 (3.10m x 3.08m)
 Bedroom 3: 9'3 x 7'9 (2.82m x 2.36m)
 Bathroom
 Separate Toilet

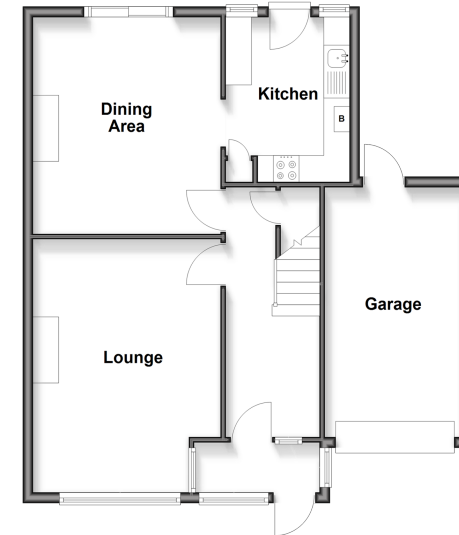
SECOND FLOOR

Landing
 Bedroom 4: 16'2 x 13'9 (4.93m x 4.19m)

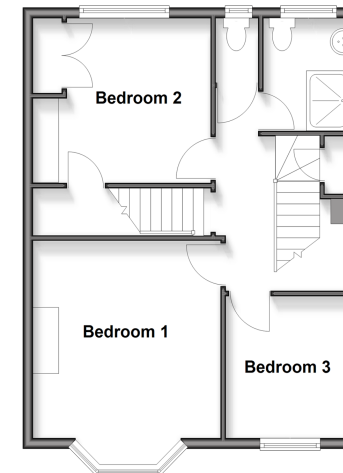
OUTSIDE

Front Garden
 Rear Garden
 Garage
 Driveway

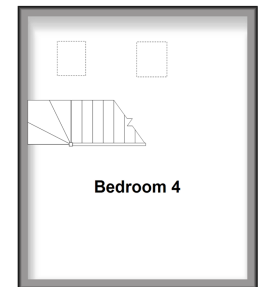
Ground Floor
 Approx. 65.0 sq. metres (699.5 sq. feet)



First Floor
 Approx. 49.1 sq. metres (528.8 sq. feet)



Second Floor
 Approx. 21.2 sq. metres (227.9 sq. feet)



Call Rustington - 01903 775576 ■ 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.



23708522/20251124/EN/LFOG