



**Guide Price**  
**£450,000**

**Freehold**

3x  1x  2x 

**Irvine Road,  
Littlehampton, West  
Sussex, BN17**

**OVER 60?**

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

**cubitt & west**  
Helping you move forwards



## Main features

- Charming 1930's family home
- No Ongoing Chain
- Generous size corner plot
- Stone's throw from beach and West Green
- Wood burner for a cosy feel
- Fantastic sunny aspect rear garden
- Versatile loft room with staircase
- Detached garage and driveway

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Entrance Hallway
- Cloakroom
- Dining Room: 12'0 x 11'6 (3.66m x 3.51m)
- Lounge: 17'9 x 13'5 (5.41m x 4.09m)
- Kitchen: 13'6 x 10'11 (4.12m x 3.33m)

### FIRST FLOOR

- Landing
- Bedroom 1: 14'3 x 13'7 (4.35m x 4.14m)
- Bedroom 2: 14'1 x 11'0 (4.30m x 3.36m)
- Bedroom 3: 11'7 x 9'5 (3.53m x 2.87m)
- Bathroom

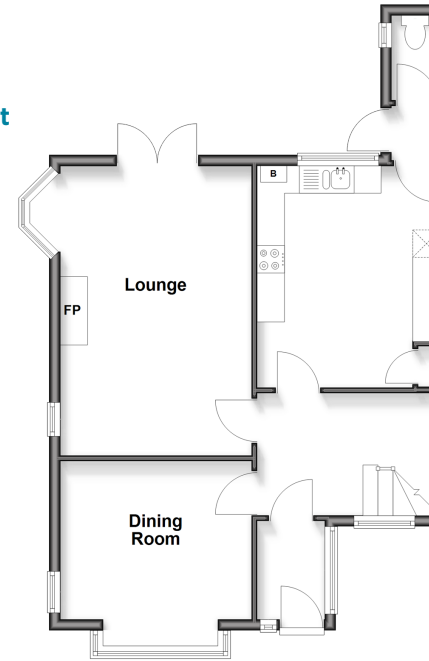
### OUTSIDE

- Front Garden
- Rear Garden
- Garage to Rear
- Driveway to Rear

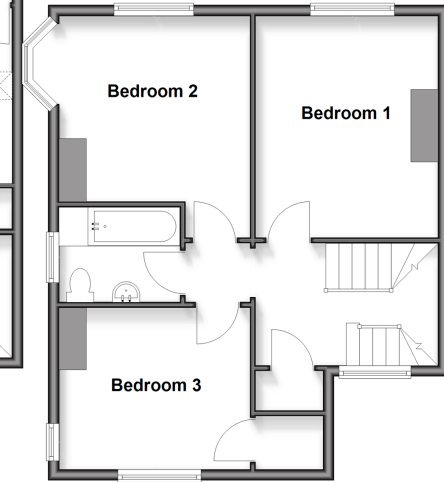
Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)

- 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 50% less, by purchasing a Lifetime Lease.

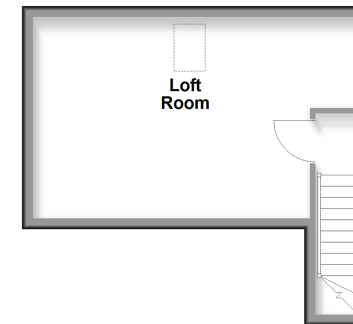
**Ground Floor**  
Approx. 56.6 sq. metres (609.2 sq. feet)



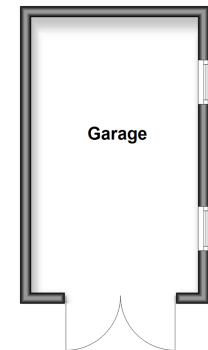
**First Floor**  
Approx. 53.7 sq. metres (577.9 sq. feet)



**Second Floor**  
Approx. 23.3 sq. metres (250.5 sq. feet)



**Outbuilding**  
Approx. 15.4 sq. metres (166.2 sq. feet)



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