



OVER 60?

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

Guide Price

£450,000

Freehold

3x  1x  2x 

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

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)

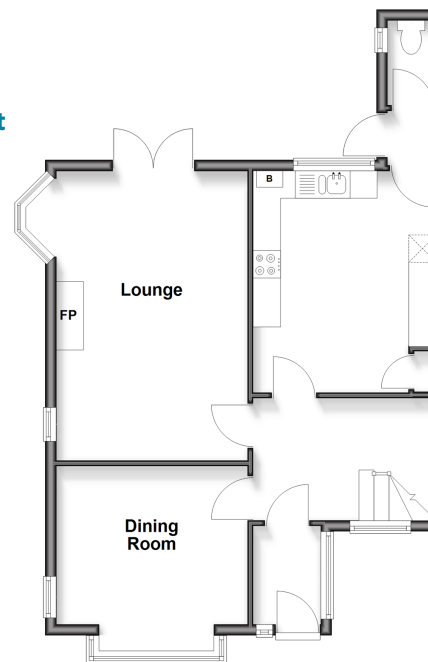
FIRST FLOOR

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

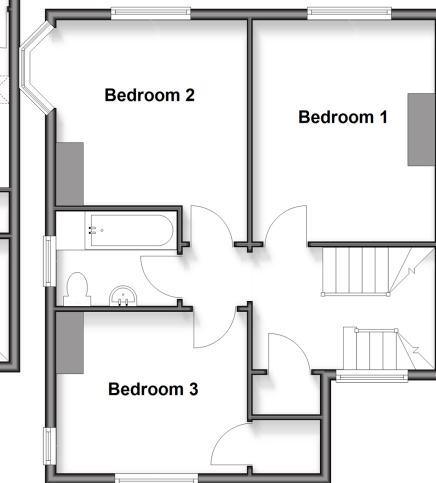
OUTSIDE

Front Garden
Rear Garden
Garage to Rear
Driveway to Rear

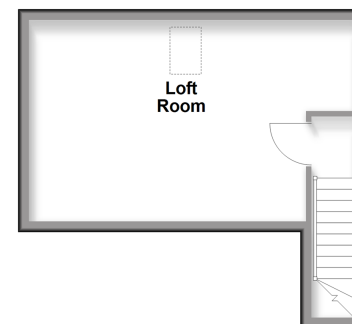
Ground Floor
Approx. 56.6 sq. metres (609.2 sq. feet)



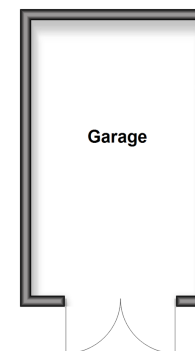
First Floor
Approx. 53.7 sq. metres (577.9 sq. feet)



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



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



Call Rustington - 01903 775576 ■ cubittandwest.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



23708560/20251017/LFOG/LFOG