

OVER 60?
Secure this property
for up to **59% less!***

Price

£395,000

Freehold

4x 2x 1x

Benjamin Gray Drive, Littlehampton, West Sussex, BN17

cubitt&west
Helping you move forwards









Main features

- Well presented family home
- Sought after Kingley Gate
- Spacious lounge/diner overlooking rear garden
- Parking to for 2 cars
- Garage with loft room

Nearest Schools

Primary Schools: River Beach School 0.6 miles, St Catherine's Catholic Primary, Littlehampton 0.9 miles, Connaught Junior School 1.0 miles

Secondary Schools: Littlehampton Academy 1.1 miles, The

Transport Information

Train Stations: Ford 0.9 miles, Littlehampton 1.0 miles, Arundel 1.8 miles

Accommodation

GROUND FLOOR

Entrance Hallway
Cloakroom
Lounge/Dining Area: 22'8 x 15'4 (6.91m x 4.68m)
Kitchen: 15'4 x 8'1 (4.68m x 2.47m)

FIRST FLOOR

Landing
Bedroom 2: 14'5 x 8'4 (4.40m x 2.54m)
Bedroom 3: 13'2 x 8'4 (4.02m x 2.54m)
Bedroom 4: 8'9 x 6'4 (2.67m x 1.93m)
Family Bathroom

SECOND FLOOR

Landing
Bedroom 1: 25'0 x 11'4 (7.63m x 3.46m)
En-suite Shower Room

OUTSIDE

Front Garden
Rear Garden
Garage
Driveway

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



The Property Ombudsman
INVESTORS IN PEOPLE