



18 Boniface Avenue,  
Kingley Gate Littlehampton,  
West Sussex BN17 7AD

4 Surrey Street, Littlehampton, West Sussex, BN17 5BG

Tel: 01903 739000

Email: [littlehampton@glyn-jones.com](mailto:littlehampton@glyn-jones.com)

[www.glyn-jones.com](http://www.glyn-jones.com)



# 18 Boniface Avenue

A beautifully presented detached family home with four double bedrooms located in a prime position on the ever-popular Kingley Gate development.

Kingley Gate estate is located to the west of Littlehampton town in the Arun District, considered to be one of the most popular of the surrounding new developments built in recent years, its fabulous views across neighbouring fields of the south downs and Arundel are just one of the many benefits of the development and position of this house.

The pretty seaside village of Littlehampton is brimming with charm and character and lies between the cities of Chichester and Brighton. There is an abundance of leisure activities close by, including Chichester Marina for those with a passion for yachting, or Goodwood which offers horseracing, motor racing, golf and a variety of other activities. There is a number of restaurants, cafes and shops within Littlehampton, plus other facilities all within close proximity, including The Wave Leisure centre, Littlehampton links golf course, Lanes health club along with our fabulous award-winning beach.

£595,000





## Accommodation in brief

**Entrance hall:** Covered front door to spacious hallway with understairs storage cupboard, cloakroom, stairs to the first floor.

**Living Room:** an imposing west facing room with bay fronted double glazed window, double glazed French doors to the garden.

**Family Dining Area:** this is a great space for entertaining friends and family and is linked to the kitchen with a breakfast bar, two sets of French doors plus a window brings lots of natural light to the room.

**Kitchen:** A range of base and wall mounted units with contrasting work surface, a range of integrated appliances including, fridge/freezer, dishwasher, eye level double oven, gas hob with extractor over.

**Study:** With working from home becoming more and more popular a study is an important feature of a modern family home, west facing with views across the fields, this study is perfectly placed within the home.

**First Floor:** part gallery landing with access to the loft space, cupboard housing pressurised hot water tank, shelving for storage.

**Master Bedroom & Dressing Area:** this spacious double bedroom has an opening to the dressing area.

**Master Bedroom: En-suite:** fitted out with both bath and recessed double shower, obscure glazed window.

**Bedroom Two:** a bright and spacious double bedroom located at the front also benefitting from a west aspect overlooking the neighbouring fields. This room also benefits from an en-suite shower room.

**Bedroom Three:** Double bedroom.

**Bedroom Four:** Double bedroom.

**Family Bathroom:** white suite with panel enclosed bath with shower over, part tiled walls, mirror fronted cabinet, shaver socket, obscure glazed window.

**Outside:** the rear garden is particular feature of the property having a large Indian sandstone patio adjacent to the house this also extends to the bottom of the garden, the remainder being laid to lawn. shed. Access to garage which has power and light.

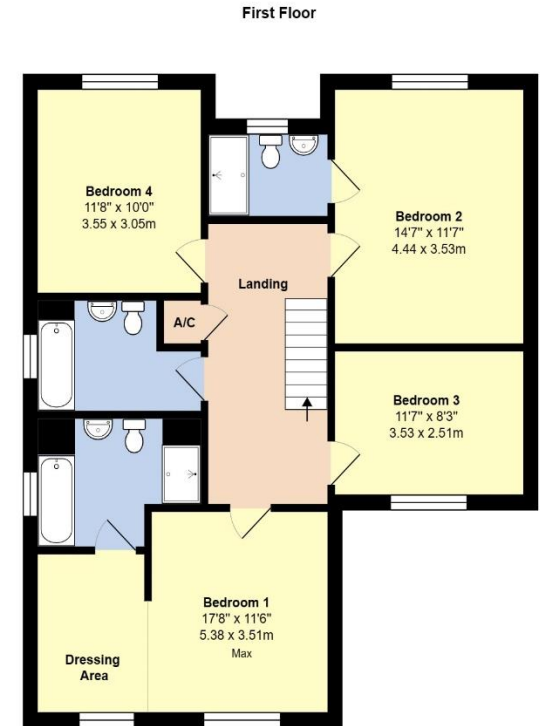
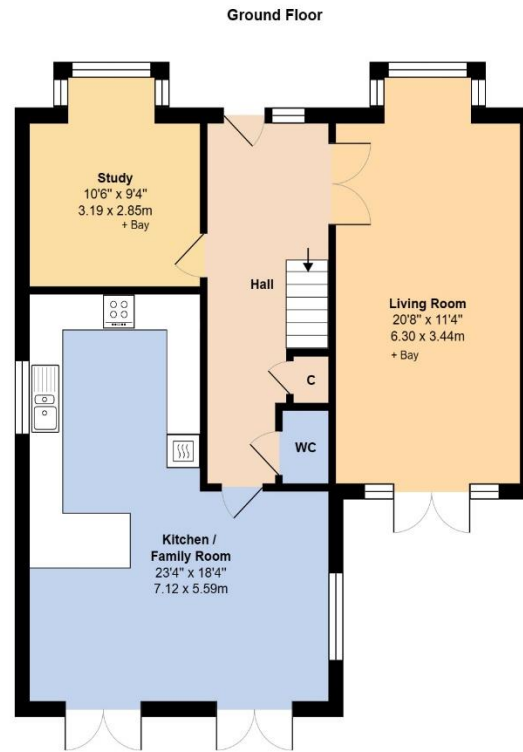
**Driveway:** the driveway leading to the garage has parking for several cars, there is a second driveway to the opposite elevation of the property.





Council Tax Band: F

Energy Performance Rating: 86 B



Total Area: 1774 ft<sup>2</sup> ... 164.8 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by Jtm 2024

4 Surrey Street, Littlehampton, West Sussex, BN17 5BG  
Tel: 01903 739000  
Email: littlehampton@glyn-jones.com  
[www.glyn-jones.com](http://www.glyn-jones.com)

NOTE: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

WITH OVER...

**500** COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★

**Glyn-Jones**