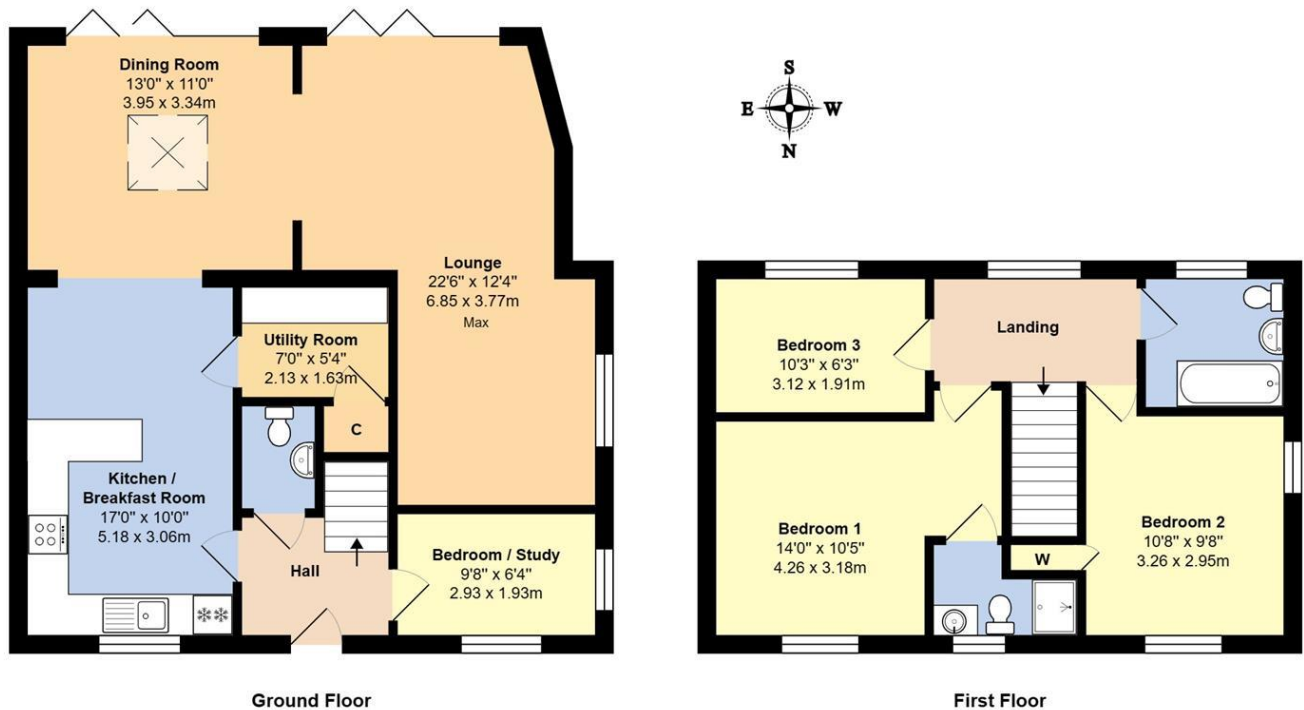


22 Ernest Fitches Way, Kingley Gate,  
Littlehampton, West Sussex, BN17 7EP  
£450,000 - Freehold

Glyn-Jones



Total Area: 1260 ft<sup>2</sup> ... 117.0 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 Jm 2024

Council Tax Band - C  
Energy Efficiency Rating - B  
Tenure – Freehold  
Estate Charge - £220 per annum

We recommend you have this verified by your legal representative at your earliest convenience.

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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

Glyn-Jones

Littlehampton Office  
01903 739000  
littlehampton@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.



Glyn-Jones and Company are delighted to offer for sale this extended family home offering 1260sq ft of accommodation, which in our opinion is presented in very good clean decorative order throughout following extensive modernisation by the current owners.

The accommodation to the ground floor has been significantly extended and comprises, an entrance hall with stairs to the first floor, a re-fitted cloakroom, a study/bedroom four, a kitchen/breakfast room with a built-in oven, fridge/freezer and a breakfast bar, a separate utility room where the boiler can also be located, an extended dual aspect lounge with bi-folding doors to the garden and dining room with a feature sky-light and bi-folding doors to the garden. To the first floor there is a galleried landing leading to three bedrooms where the master benefits from a modernised en-suite shower room as well as family bathroom.

The property benefits from neutral décor throughout, gas fired central heating, double glazing and pleasant views of the South Downs.

WITH OVER... **500** COMPANY REVIEWS

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

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**£450,000 - Freehold**



The property is situated in an enviable tucked away position on the popular Kingley Gate development overlooking fields to the front and views of The South Downs. Kingley Gate situated just on the edge of Littlehampton town centre, where its range of shops, banks and eateries can be found within 0.5 miles from the property. Littlehampton also benefits from a mainline railway station providing links to London Victoria.

The River Arun can also be found within half a mile which offers delightful bankside walks and riverside restaurants, as well as the footbridge, which takes you towards West Beach.



Externally there is a SOUTH facing garden which has feature paving along the rear of the property leading to a secluded shed (tucked behind the garage). The garden is fully enclosed and has an access gate at the side.

To the side there is a lengthy driveway which benefits from an electric car charging point and provides off road parking for several vehicles, which leads up to a garage. The garage benefits from an up and over door and pitched roof.

Viewing is advised on this chain free property.

