

10 Benjamin Grey Drive,  
Kingley Gate, Littlehampton BN17 7FA  
£425,000 - Freehold



Total Area: 1356 ft<sup>2</sup> ... 126.0 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 Jtm 2024



**A bright and spacious modern SEMI-DETACHED TOWN HOUSE with well-planned accommodation over three floors.**

This attractive property is offered for sale in our opinion in very good decorative order, having been well maintained throughout.

The accommodation comprises, on the ground floor; entrance hall; ground floor cloakroom; quality fitted kitchen to the front; spacious lounge/dining room opening to the rear garden. On the first floor; there are three bedrooms and family bathroom, and on the second floor; main bedroom with fitted wardrobes and en-suite shower room/WC. Outside there is an attractive low maintenance, enclosed and secluded garden with a private driveway to the side and brick built garage.

Particular features include; gas fired central heating to radiators, Georgian style uPVC double-glazing, contemporary fitted kitchen and garage with long driveway.

Internal viewing is highly recommended.

Council Tax Band - E  
Energy Efficiency Rating - B (TBC)

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.

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**Location** – Favourably located on the popular Kingley Gate development to the west of Littlehampton town centre.

The town centre with mainline railway station can be found within approximately 1.3 miles and Tesco Superstore is just a half a mile away.

The seaside town of Littlehampton 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 are 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.



### Outside

**Garden** – There is an attractive secluded rear garden, all enclosed by tall panel fencing. The low maintenance garden is mainly laid to artificial grass, and enjoys a full width Indian stone patio. Side access gate to driveway.

**Garage** – Brick built pitched roof garage located adjacent to the property, approached via driveway, with personal door to garden.

