

**32 East Street, Littlehampton
West Sussex BN17 6AW
£599,950 Freehold**

Glyn-Jones



Total Area: 1783 ft² ... 165.6 m²
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 Jlm 2024



Welcome to Kingston Lodge, a substantial flint fronted semi-detached house that exudes charm and character in every corner. This impressive family home boasts five bedrooms, three reception rooms and a modern kitchen with built-in appliances and granite worktops. The high ceilings, feature fireplaces, and southerly aspect cottage style garden add to the appeal of this property.

On the ground floor in addition to the three reception rooms, there is access to a good-sized cellar, shower room, outside toilet and storeroom with flint elevations.

Upstairs, you'll find five good-sized bedrooms, three of which are spacious doubles, along with a modern shower room and separate WC.

Additional features of this property include gated off-road parking and a beautiful courtyard style garden leading to a large lawn area, all enclosed by a feature flint wall. In our opinion, the property is presented in very good condition throughout, making it the perfect choice for families looking for their dream home in a desirable location.

Don't miss out on the opportunity to make Kingston Lodge your family's new home. Contact us today to arrange a viewing.

**Council Tax Band – E
Energy Efficiency – D (58)
Freehold**

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.

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Situated in Littlehampton, a vibrant seaside town between Brighton and Chichester, this home offers a fantastic lifestyle opportunity.

Littlehampton boasts sandy beaches, a regenerated Harbour, and local attractions such as Harbour Park and the world's longest bench. The town has a range of restaurants, cafes, and pubs, as well as mainline railway station and shopping facilities including Sainsbury's.



For families, there are excellent schools in the area and nearby amenities including the brand new Littlehampton Wave sports and swimming Centre located close to beautiful Mewsbrook Park, which offers a picnic area, boating lake, and children's play area. Littlehampton truly has something for everyone of all ages.



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