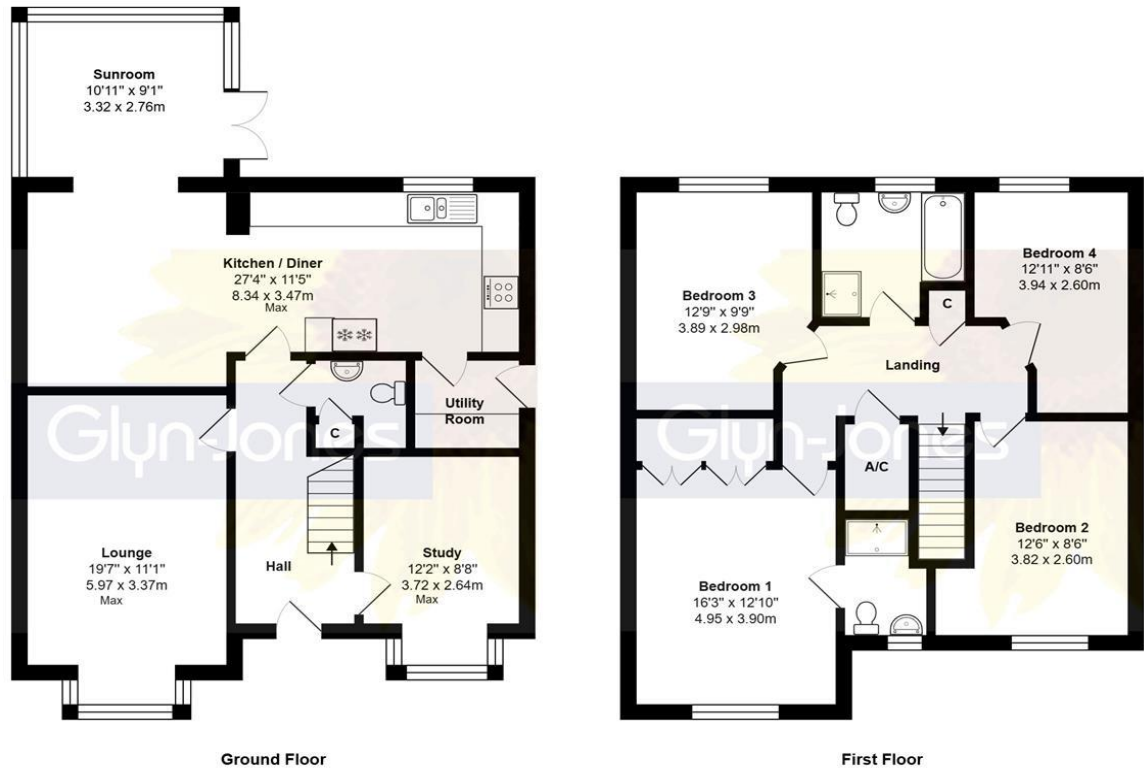


**12 Boniface Avenue, Kingley Gate  
Littlehampton BN17 7AD  
OIEO £550,000**

**Glyn-Jones**



Total Area: 1610 ft<sup>2</sup> ... 149.6 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.



Welcome to this stunning detached four-bedroom family house, situated in arguably the best spot on the Kingley Gate development in Littlehampton, West Sussex. Enjoying a west-facing view towards Arundel and Ford, this property boasts a range of fantastic features that make it the perfect home for a growing family.

Upon entering, you will be greeted by a spacious 27ft re-fitted kitchen/diner, perfect for family meals and entertaining guests. The property also includes a utility room, study, sunroom, and ensuite shower room, providing plenty of space for everyone to enjoy. With gas central heating, double glazing, and an enclosed rear garden with a personal door to the garage, this home is not only beautiful but also offers practicality and comfort.

Outside, there is parking for several cars, making it convenient for a family with multiple vehicles. The property is located in a block paved area on the periphery of Kingley Gate, offering delightful views across neighbouring fields.

Kingley Gate itself is a modern development on the edge of Littlehampton town centre, just half a mile from a range of shops and eateries. This convenient location provides easy access to all the amenities your family could need.



WITH OVER...



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

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**

Littlehampton Office  
01903 739000  
littlehampton@glyn-jones.com



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



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www.glyn-jones.com

**12 Boniface Avenue, Littlehampton BN17 7AD**  
**OIEO £550,000 Freehold**



Kingley Gate is a newly built estate situated just on the edge of Littlehampton town centre, where its range of shops, banks and eateries can be found within half a mile 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.



**Council Tax Band – E**  
**Energy Efficiency – B (85)**  
**Freehold**

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

WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of

4.9/5



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