



Total Approx. Floor Area 1453 ft² ... 134.9 m² (Includes Garage)

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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by JIM 2025

Council Tax Band - D

Energy Efficiency Rating – C

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

WITH OVER...



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

Glyn-Jones

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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.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

43 Kingfisher Drive, Littlehampton
West Sussex BN17 7GX
£450,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this stunning detached family home situated within a popular cul-de-sac.

The accommodation comprises; an entrance hall with stairs to the first floor, a spacious lounge with double doors to a conservatory, a separate dining room with a bay window, a modern fitted kitchen with integral appliances, which include an induction hob, double oven, fridge and a dishwasher. The ground floor also offers a cloakroom and a study. To the first floor there is a galleried landing giving access to THREE DOUBLE BEDROOMS with built-in wardrobes and a luxury en-suite shower room (fitted 2023) to the master bedroom as well as a family bathroom. In our opinion the property is presented to a very high standard throughout follow many home improvements by the current vendor including modern and neutral décor throughout, replaced flooring to the kitchen, shower room and bathroom in 2024. Further attributes to note are a boarded loft space with power and light which is accessed via a fixed ladder and the addition of full fibre broadband to the property.

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Externally to the rear there is a delightful and well maintained garden, which has a feature good sized flagstone patio, perfect for alfresco dining and relaxing in the sunshine, a semi-circular lawn, a sunken pond with water fountain, a summerhouse with power and light as well as a useful timber panelled shed. The garden is fully enclosed with a side access gate leading to the front. The front garden is of an open plan design with a shingled area which has mature shrubs and bushes, a footpath to the front door and a driveway providing off road parking which leads up to an integral garage. The garage has a useful utility area to the rear with a sink unit and spaces for a washing machine and tumble dryer.

Situated in an off road position within Kingfisher Drive on the ever popular Springbank development, which is within 2 miles of Littlehampton town centre where the mainline railway station providing direct links to London Victoria can be found. The development has local play parks and is has bus stops close by, as well as Morrison's supermarket for added convenience. Littlehampton has a wealth of amenities and attractions including the 'Look and Sea centre' on the banks of the River Arun. Littlehampton's seafront and Greensward is home to the famous East Beach Café and Windmill Centre, which offers the latest blockbusters, as well as a variety of talented amateur dramatics and dance groups from the local area. Rustington village is within 3 miles where further local amenities including the comprehensive shopping precinct can be found.

