

Total Approx.Floor Area 1352 ft² ... 125.6 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 Jlm 2025



## 23, Kingfisher Drive, Littlehampton West Sussex BN17 7GX £430,000 Freehold

Glyn-Jones



Introducing this exceptional property located in the sought-after Springbank development of Littlehampton. This bright and spacious detached family house offers three good sized bedrooms, with one boasting an en-suite for added convenience. The property also features two reception rooms, a modern kitchen, double glazing, and gas central heating, ensuring a comfortable living environment for you and your loved ones.

The South facing low maintenance garden with side access is perfect for enjoying the outdoor space, while the integral garage and driveway for two cars provide ample parking options. With a total of 1352 Sq. ft of living space, this property is offered for sale in excellent condition, ready for you and your family to make it your own.

Situated off-road within Kingfisher Drive, this home is ideally located within 2 miles of Littlehampton town centre, offering easy access to the mainline railway station with direct links to London Victoria. Local amenities such as play parks, bus stops, and Morrison's supermarket are close by, providing added convenience for busy families.

Littlehampton itself boasts a wealth of attractions, including the 'Look and Sea Centre' on the banks of the River Arun, the famous East Beach Café, and the Windmill Centre which offers entertainment for all ages. The seafront and Greensward are perfect for family outings, and nearby Rustington village provides additional shopping options.

Don't miss out on the opportunity to view this excellent property in West Sussex. Contact us today to schedule a viewing and make this your new family home.

WITH OVER...



At an Average rating of



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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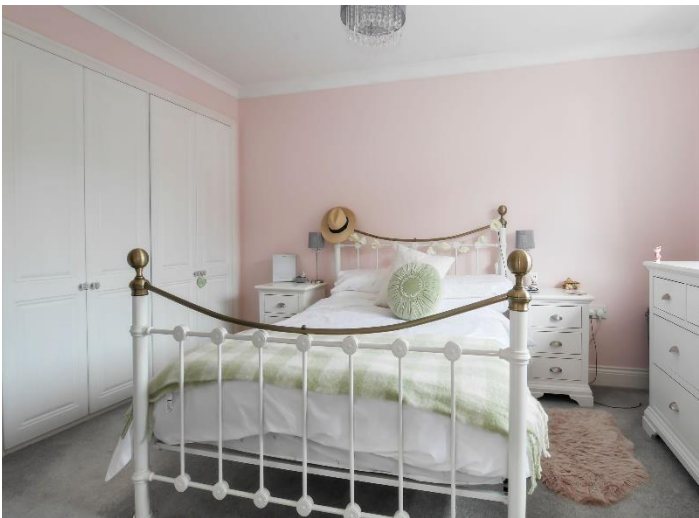
At an Average rating of



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Council Tax Band – D  
Energy Efficiency – TBC  
Leasehold Information  
Tenure: Freehold

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Littlehampton is a charming seaside town located on the southern coast of England, in the county of West Sussex. It lies on the eastern bank of the River Arun, where it meets the English Channel. Known for its beautiful beaches, the town attracts both tourists and locals seeking a relaxing coastal retreat.