



Henry Lock Way, Littlehampton, West Sussex, BN17 7FB

Guide Price **£350,000**



Property Type: Semi Detached House

Bedrooms: 3

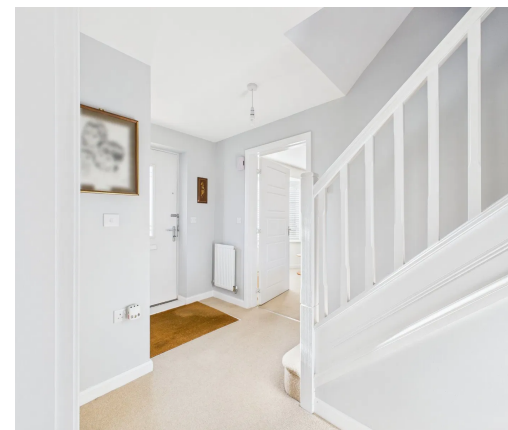
Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Rare Faringdon design — one of only two, offering individuality and charm
- Two versatile reception rooms ideal for family living, entertaining or home working
- Bright dual-aspect living room with French doors for seamless indoor-outdoor living
- Modern, spacious kitchen perfect for busy households and home cooks
- Main bedroom with en-suite, creating a peaceful retreat
- Well-balanced additional bedrooms suitable for children, guests or a study
- Rear garden offering a blank canvas to landscape to your own taste
- Garage and driveway for easy parking and storage
- Close to Littlehampton and Rustington beaches for coastal walks and weekend downtime
- Perfectly placed for Arundel, Goodwood, countryside escapes and strong rail links to London, Brighton and Chichester



A rare Faringdon design on Kingley Gate, offering two reception rooms, an en-suite main bedroom, garage and a garden ready to personalise. Ideally located for Littlehampton beaches, Arundel, Goodwood and excellent road and rail links.



Jacobs Steel are pleased to present this superb three-bedroom family home forming part of the ever-popular Kingley Gate development on the outskirts of Littlehampton. Positioned close to the River Arun and only a short drive from the marina and the beautiful beaches of Littlehampton and Rustington, the location blends modern convenience with the best of coastal and West Sussex living.

This particular house is a rare offering — ‘The Faringdon’ design by Barratt Homes, inspired by the character of a traditional fisherman’s cottage and one of only two of its kind on the entire estate. Its individuality, combined with excellent proportions, makes it an appealing choice for families.

The ground floor provides fantastic living space, including a generous dual-aspect living room with French doors to the rear garden, plus a separate dining room offering flexibility for entertaining, home working or family use. The modern kitchen is well laid out with ample storage and worktop space. There is also a ground floor WC and useful hallway storage.

Upstairs, the property features two excellent double bedrooms, including a main bedroom with en-suite, a further single bedroom and a family bathroom. All rooms are bright and well balanced.

Outside, the rear garden is currently a blank canvas—perfect for a new owner to landscape and design to their own style. The garage and driveway add to the practicality of the home, and the frontage overlooks a green, giving a pleasant sense of space.

The wider area offers a wealth of lifestyle benefits. Just a short drive away is the historic market town of Arundel, with its boutique shops, cafés and landmark Castle. You are also within easy reach of the stunning Arundel Park and the South Downs National Park—ideal for walking, cycling and exploring the countryside. For those who enjoy events and motorsport, the world-famous Goodwood Estate is also close by.

Kingley Gate is extremely well connected, with excellent road links to Worthing, Brighton, Chichester, Arundel, the A27 and A259. Littlehampton and Angmering stations provide convenient rail routes to London Victoria, Brighton, Chichester and Gatwick Airport, making this a strong option for commuters as well as local buyers.





Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	