



## 20 Randall Way, Littlehampton – BN17 7FG

£347,500 Freehold

Semi Detached • 3 Bedrooms • Ensuite Shower Room • Modern Kitchen • Garage Store and Garden Room • Driveway • lounge/diner • Low maintenance rear garden





Beautifully presented throughout, this **three-bedroom semi-detached home** is perfectly positioned on the ever-popular **Kingley Gate Estate**, admired for its convenient setting and excellent road links to neighbouring towns and villages. Thoughtfully designed and tastefully upgraded by the current owner, the home combines **modern style with everyday practicality**, offering a layout that suits today's family lifestyle.

At the front, the **kitchen** has been enhanced with a **sleek handleless design, integrated appliances, and under-counter LED lighting**, creating a contemporary and efficient space for cooking and entertaining. To the rear, the **spacious lounge/diner** serves as the heart of the home – a bright, welcoming area with **direct access to the garden**, perfect for effortless indoor-outdoor living. A **ground-floor cloakroom** and **useful storage cupboard** complete this level.

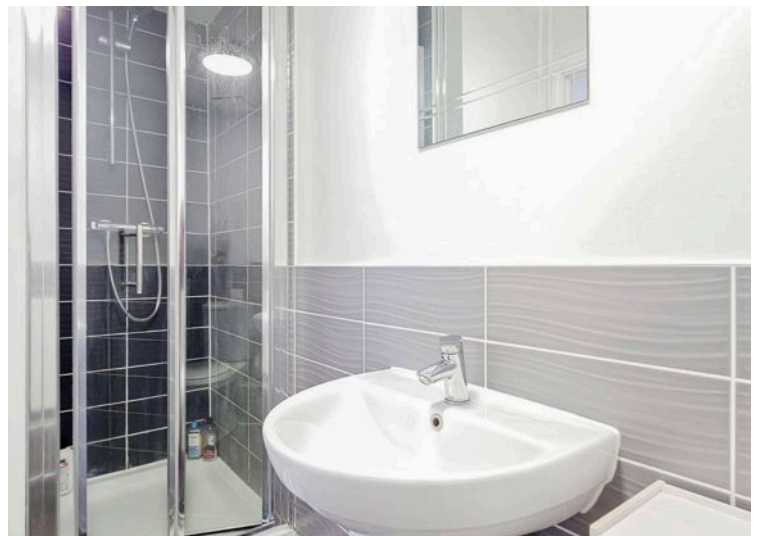
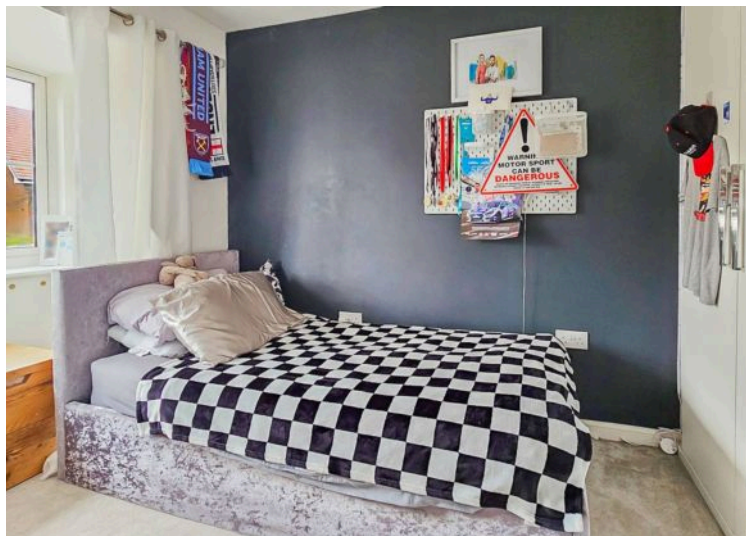
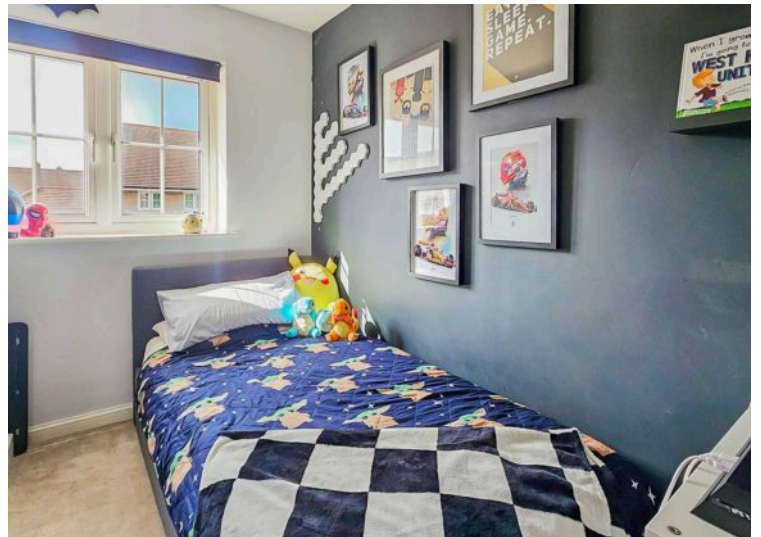
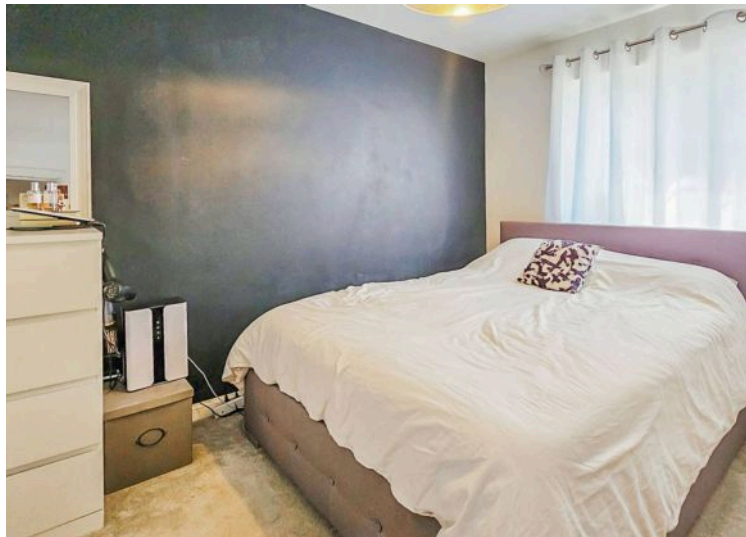
Upstairs, the **principal bedroom** offers generous proportions, complete with **built-in wardrobes** and a **private en suite shower room**, adding a touch of luxury to everyday living. The **second bedroom** is another comfortable double, featuring a charming **bay window** and **fitted wardrobe**, while the **third bedroom** provides flexibility as a child's room, home office, or dressing room. A **modern family bathroom** with a **fresh white suite** serves the remaining bedrooms.

The **rear garden** has been **beautifully landscaped** to balance style and low maintenance, featuring a **patio seating area** ideal for entertaining, and an **artificial lawn** that stays green all year round. The **garage** has been cleverly divided to offer **useful front storage** and a **versatile garden room** to the rear – perfect as a home gym, studio, or hobby space. **Off-road parking** for two vehicles is conveniently located to the side.

Presented in **move-in ready condition**, this home is an excellent choice for buyers seeking a **modern, well-connected lifestyle** in one of Littlehampton's most sought-after developments.

Council Tax band: C | Tenure: Freehold | EPC Energy Efficiency Rating: B | EPC Environmental Impact Rating: B









### **Kitchen**

13' 8" x 7' 2" (4.17m x 2.18m)

The kitchen has been recently upgraded by the current owner and now features a sleek, modern handleless design with a stylish linear layout. Standout details include under-counter LED lighting and a range of integrated appliances.

### **Lounge/ Diner**

15' 0" x 14' 7" (4.57m x 4.45m)

The spacious lounge/diner is positioned at the rear of the property and enjoys direct access to the garden, making it ideal for both relaxing and entertaining. This room also benefits from a useful built-in storage cupboard, adding to its practicality.

### **Bedroom 1**

13' 11" x 8' 6" (4.24m x 2.59m)

The master bedroom is a generous double, complete with built-in wardrobes and the added benefit of an en-suite shower room, a highly sought-after feature in a modern family homes

### **Bedroom 2**

10' 0" x 8' 6" (3.05m x 2.59m)

Bedroom two is also a double and features a charming bay window that fills the room with natural light, along with a built-in wardrobe for convenient storage.

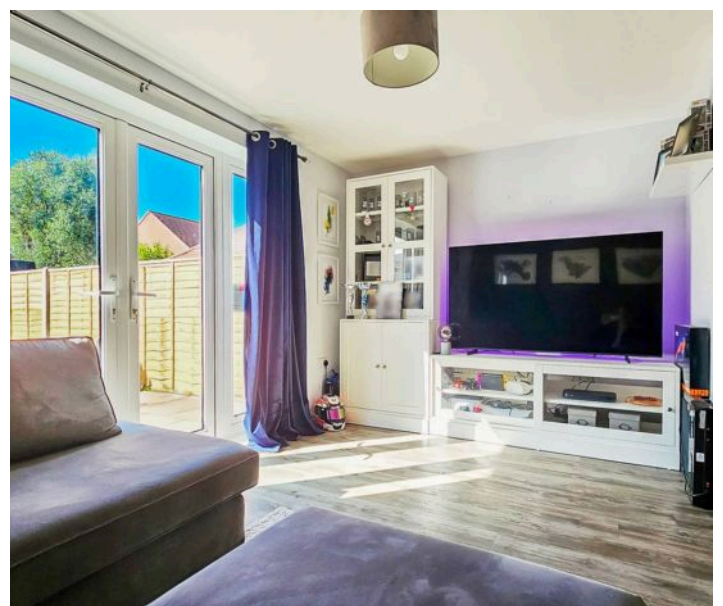
### **Bedroom 3**

8' 10" x 6' 3" (2.69m x 1.91m)

The third bedroom is a well-proportioned single, making it ideal as a child's room, home office, or even a dressing room, offering flexibility to suit your lifestyle.

### **Bathroom**

The family bathroom is fitted with a modern white suite comprising a bath, WC, and basin, offering both practicality and style. In addition,

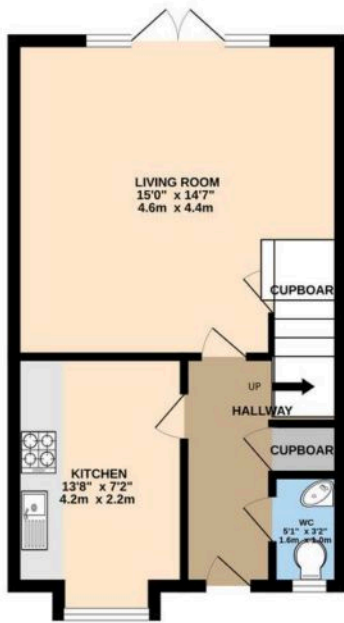








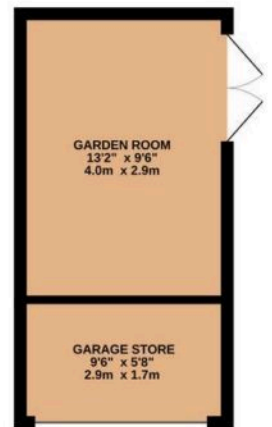
GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR  
180 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers and should satisfy themselves that all material information has been independently verified before proceeding