



4 Challen Vale, Littlehampton, BN17 7BZ

£340,000

- Three Bedroom Semi Detached House
- 12'01 Kitchen With Integrated Appliances
- Master Bedroom With En Suite Shower Room
- Popular Kingley Gate Development
- 15'00 x 14'06 Lounge/Dining Room
- Ground Floor Cloakroom
- 20'02 Garage & Driveway Parking
- Larger Than Average Garden For Development
- Cul De Sac Position Towards Rear Of Development

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This exceptional three-bedroom semi-detached house is located in the highly sought-after Kingley Gate Development. Boasting a spacious and well-designed layout, the property features a 20'02 garage and convenient driveway parking.

The modern 12'01 kitchen comes fully equipped with integrated appliances, making meal preparation a delight. The generous 15'00 x 14'06 lounge/dining room provides a comfortable space for relaxation and entertaining, with ample natural light and a seamless flow to the outdoors.

One of the standout features of this home is the larger-than-average garden for the development, offering a private and serene outdoor space ideal for family activities or quiet moments.

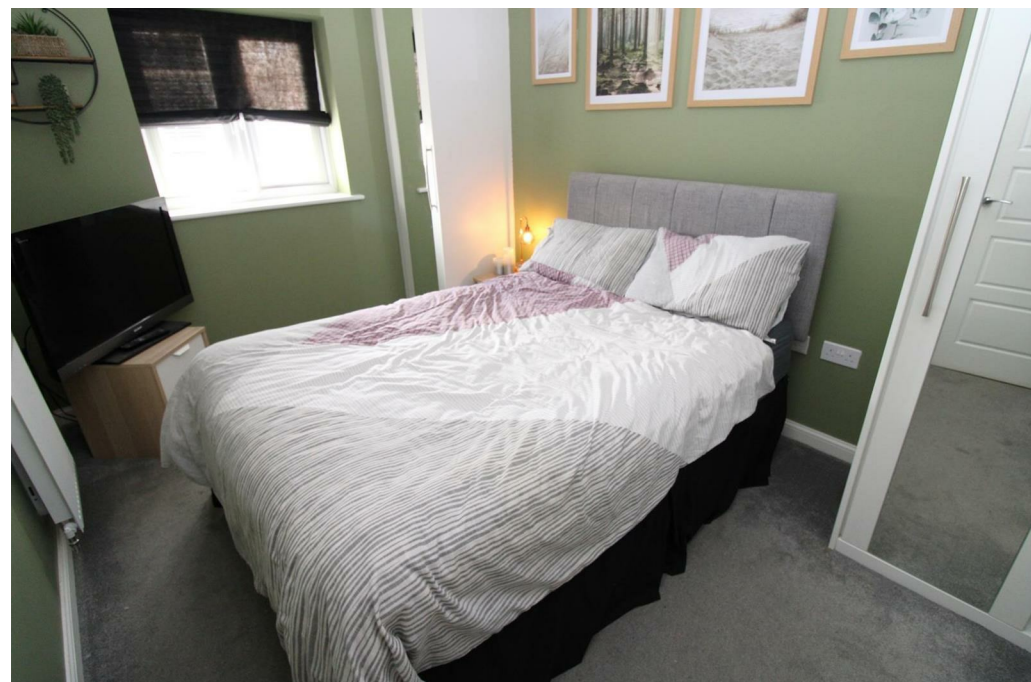
The master bedroom is a true retreat, complete with an en suite shower room for added convenience and luxury. Additional amenities include a ground floor cloakroom, perfect for guests.

Situated towards the rear of the development in a tranquil cul-de-sac, this property offers a peaceful living environment. Viewing is highly recommended to fully appreciate the quality and charm of this wonderful home. Don't miss the opportunity to make it yours!



Council Tax Band: C

Tenure: Freehold



LOUNGE/DINING ROOM

15'00x14'06
With patio doors leading to the gardens

KITCHEN/BREAKFAST ROOM

12'01x7'06
Fully equipped with integrated appliances. Benefitting from breakfast area.

BEDROOM ONE

11'10x8'06
The master bedroom is a true retreat, complete with an en suite shower room for added convenience and luxury.

EN SUITE SHOWER ROOM

8'6 x 4'4

BEDROOM TWO

10'02x8'06
Situated to the front of the property

BEDROOM 3

8'9x6'3
Situated to the rear of the property

BATHROOM

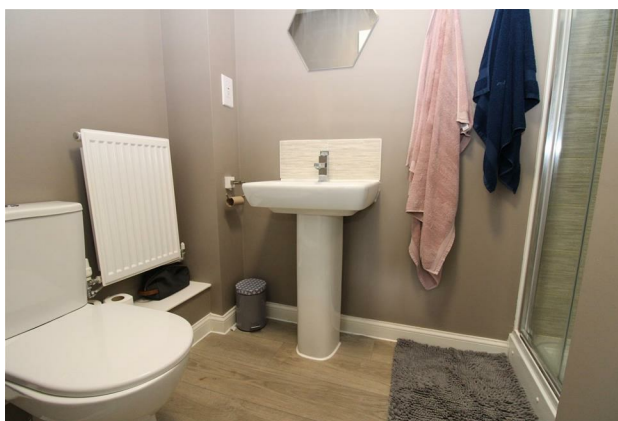
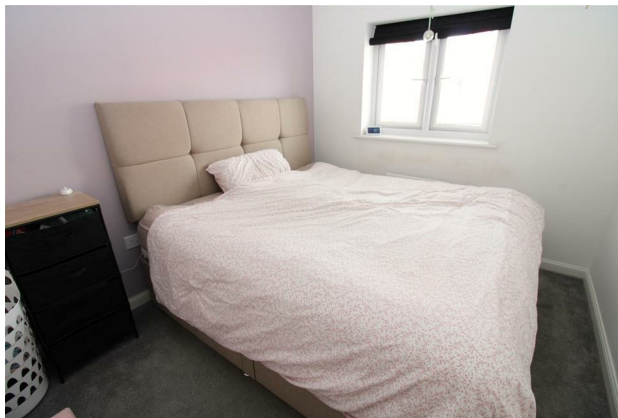
7'10'x6'3
L-SHAPED with window

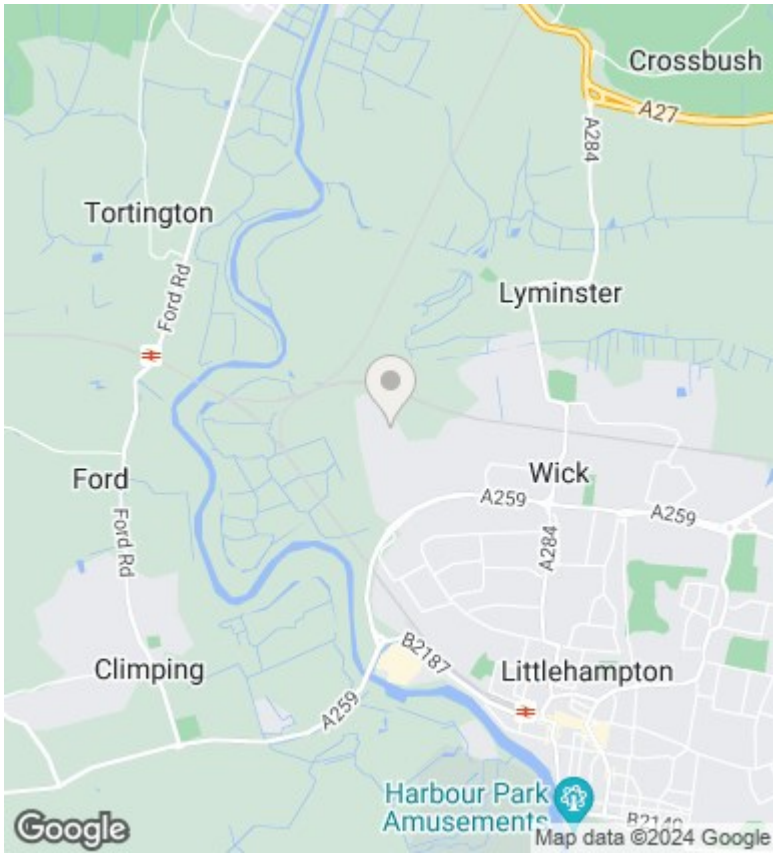
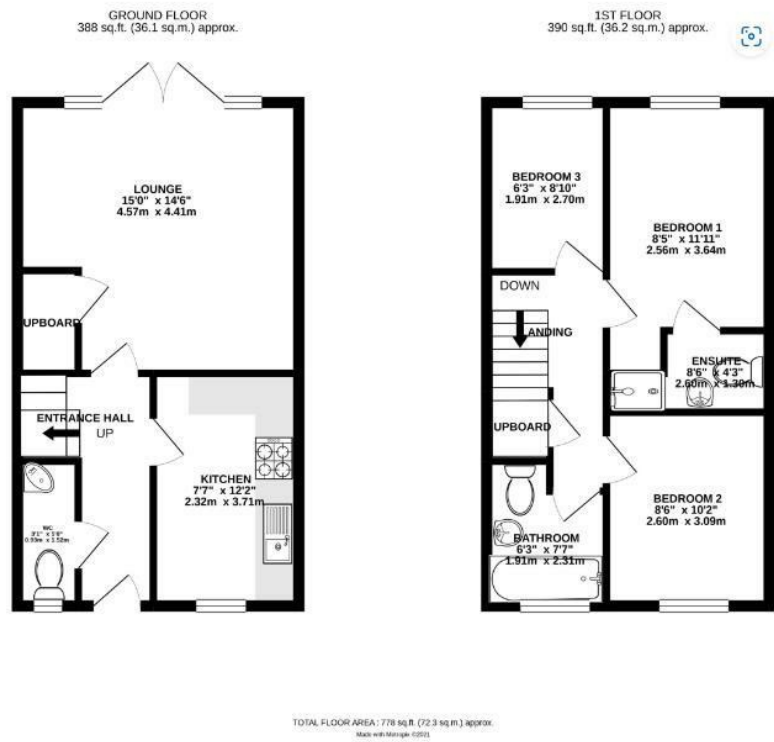
GARAGE

20'02x9'07
With access via side door in the garden

Estate Charge

Approx £200 per 6 months.





Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restuarants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus)	A		
(81-91)	B	84	
(69-80)	C		
(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	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.