



## 22 Benjamin Gray Drive, Littlehampton, BN17 7FA

£425,000

- Stunning Four Bedroom Semi-Detached House On Popular Kingley Gate Development
- Feature 24'1 Master Bedroom with Dressing Area & Re-Fitted Ensuite
- Spacious Accommodation Spread Over Three Floors
- Viewing Highly Recommended To Appreciate Space & Quality Of Property
- 22'1 Lounge/Diner With Velux Windows Overlooking Garden
- "Pod Point" Electric Vehicle Charging Point
- Garage & Ample Off Road Parking
- Privately Owned Solar Panels Fitted to the East & West Side of Property
- Upgraded Garage With "Garage Tech" pack
- Vendors Suited To Chain Free Property

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Welcome to this stunning four-bedroom semi-detached house, located in the sought-after Kingley Gate development. This exceptional home boasts a range of modern features and spacious living areas, making it ideal for families and professionals.

**Eco-Friendly Energy Solutions:** The property is equipped with privately owned solar panels on both the east and west sides.

**Luxurious Master Suite:** Enjoy the expansive 24'1" master bedroom, featuring a dressing area and a re-fitted ensuite bathroom.

**Electric Vehicle Ready:** A "Pod Point" electric vehicle charging point is installed for your convenience.

**Upgraded Garage:** The garage has been enhanced with the "Garage Tech" pack, offering additional functionality and storage.

**Spacious Living:** The home offers generous accommodation spread over three floors.

**Parking:** Benefit from a garage and ample off-road parking.

**Smooth Transition:** The vendors are ready for a chain-free sale, ensuring a quick and smooth transaction.

Don't miss this opportunity to own a modern and spacious home in a desirable location. Contact us today to arrange your viewing.



Council Tax Band: E

Tenure: Freehold



**LOUNGE/DINING ROOM**

22'1x15'1

**KITCHEN**

14'6x8'00

**GROUND FLOOR**

**CLOAKROOM**

5'8x2'10

**MASTER BEDROOM**

24'1x11'7

**EN-SUITE**

8'0x6'4

**BEDROOM 2**

12'3x8'5

**BEDROOM 3**

12'3x8'5

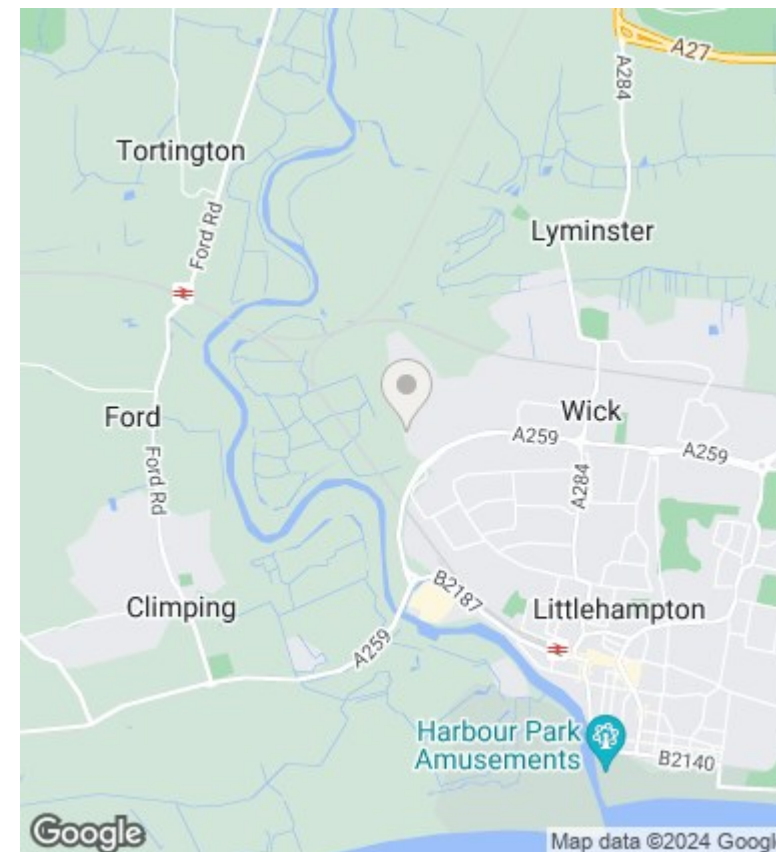
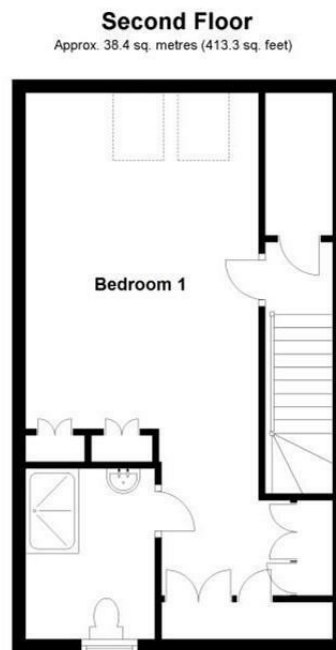
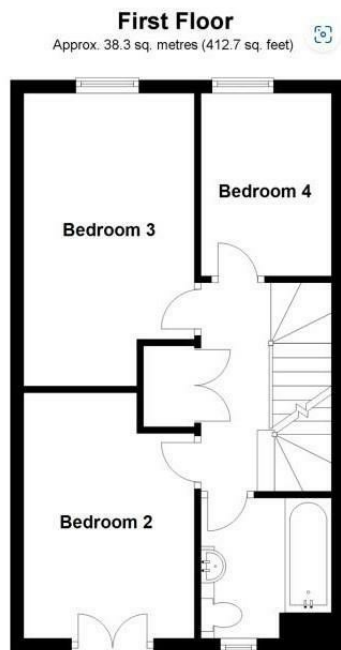
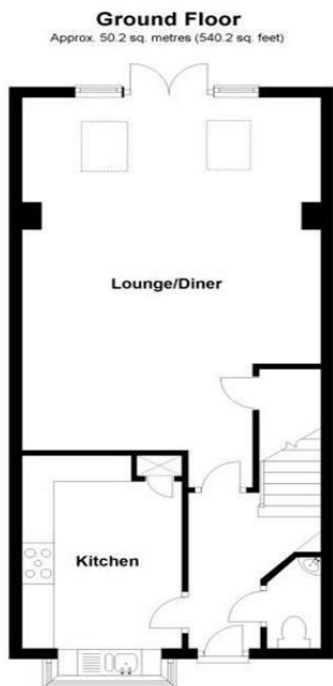
**BEDROOM 4**

9'1x6'5

**BATHROOM**

6'11x6'5





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 restaurants 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>	85	
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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.