



## 3 Challen Vale, Littlehampton, BN17 7BZ

£538,950

- Spacious Detached 'Cambridge' Home Built by Barrett Homes
- Further Separate Dining Room
- Enclosed Rear Garden with Garden Office with WiFi & Power
- Viewing Highly Recommended to Appreciate Space on Offer
- Four Double Bedrooms
- Double Aspect 19 x 12 Lounge
- Ground Floor Study/Bedroom Five
- Feature 16'4 x 15'9 Open Plan Kitchen/Breakfast Room Over-Looking Rear Garden
- Driveway Parking & Garage
- Popular 'Kingley Gate' Development



# 3 Challen Vale, Littlehampton BN17 7BZ

## Spacious Four/Five Bedroom Detached 'Cambridge' Home

Located on the highly sought-after Kingley Gate development, this impressive detached 'Cambridge' home built by Barratt Homes built in 2019 offers generous living space, versatile accommodation, and a beautifully landscaped rear garden complete with a modern garden office with power & Wi-Fi.

The property features a stunning 16'4" x 15'9" open-plan kitchen/breakfast room and views over the rear garden — perfect for family living and entertaining. A separate dining room provides additional formal dining space, while the separate double-aspect 19' x 12' lounge offers a welcoming retreat.

To the ground floor, there is also a study or optional fifth bedroom, ideal for home working or guest accommodation and a w/c.

Upstairs, you'll find four well-proportioned double bedrooms, including a spacious master bedroom with en-suite facilities and a family bathroom.

Outside, the property benefits from driveway parking, a garage, and an enclosed rear garden featuring a fully equipped garden office — perfect for remote working or creative use.

Situated close to local amenities, transport links, and green spaces, this superb family home combines space, style, and convenience in a highly desirable location.

Viewing is highly recommended to fully appreciate the size, flexibility, and quality of accommodation on offer.

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Council Tax Band: E

Tenure: Freehold



#### KITCHEN/BREAKFAST ROOM

16'4 x 15'9

KITCHEN AREA 10'1 X 8'3

#### DINING ROOM

10'6 x 8'5

#### LOUNGE

19 x 12

#### UTILITY ROOM

5'9 x 5'7

#### GROUND FLOOR STUDY

7'4 x 7

#### GROUND FLOOR W/C

5'4 x 2'7

#### BEDROOM ONE

12'6 x 11'6

#### EN SUITE

7'4 x 4'9

#### BEDROOM TWO

14'1 x 12'2

#### BEDROOM THREE

10'9 x 10'3

#### BEDROOM FOUR

10'3 x 9'6

#### FAMILY BATHROOM

6'9 x 5'5

#### GARAGE

approx 14'2 x 9'9

With power & light, side door accessible from the rear garden

#### GARDEN OFFICE

11'8 x 8'01

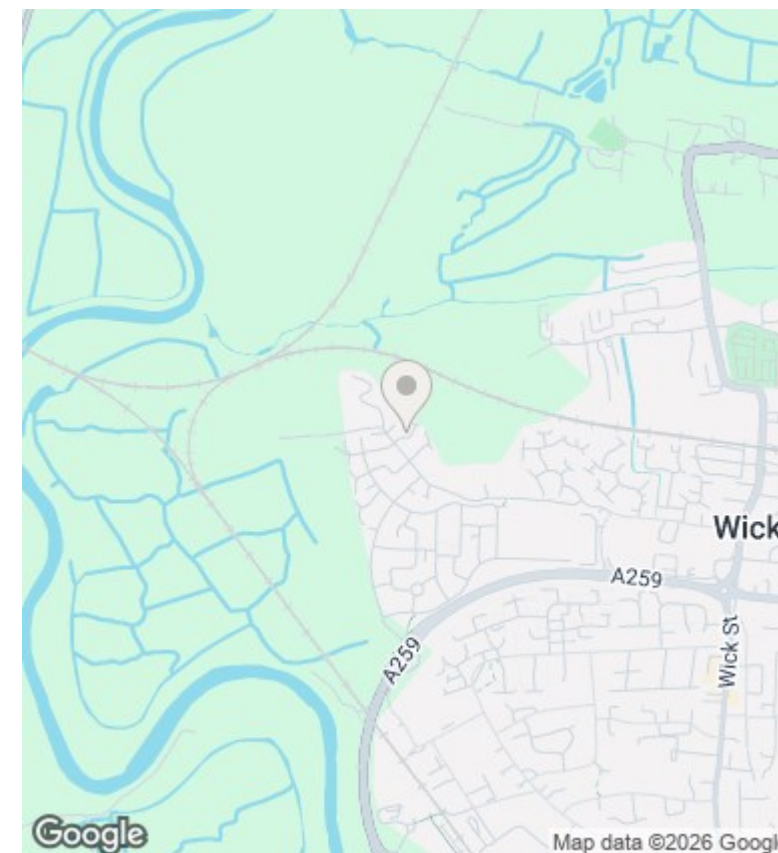
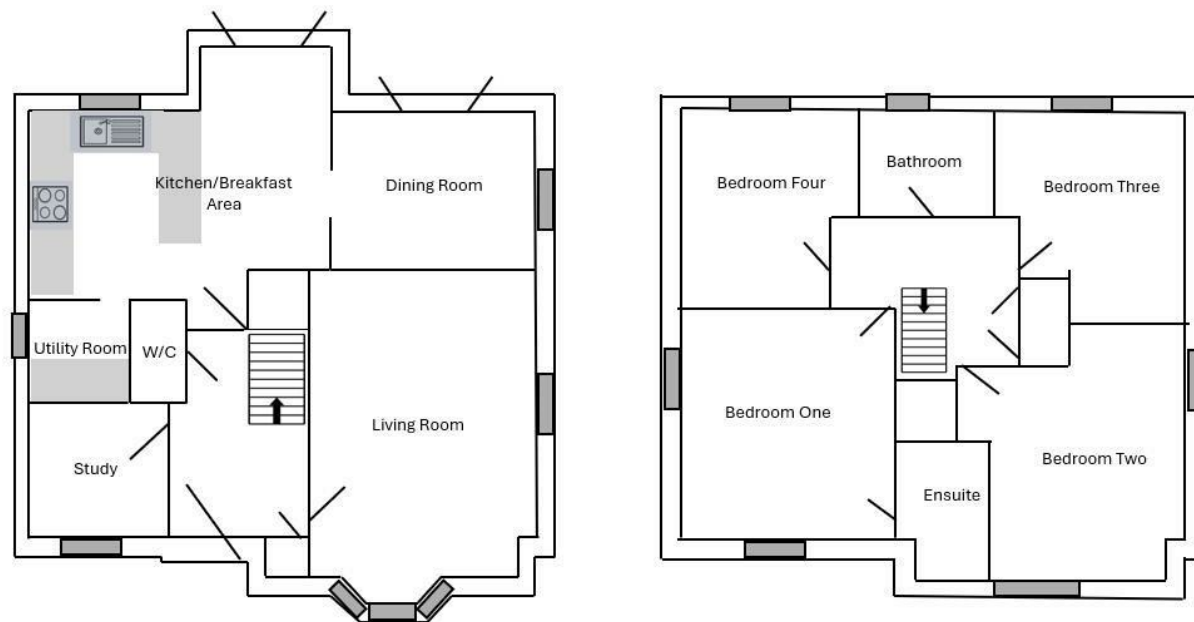
With Wi-Fi & power.

#### ESTATE FEE

£21.95pcm







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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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>		
Not energy efficient - higher running costs		
	84	
England & Wales <small>EU Directive 2002/91/EC</small>		

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.