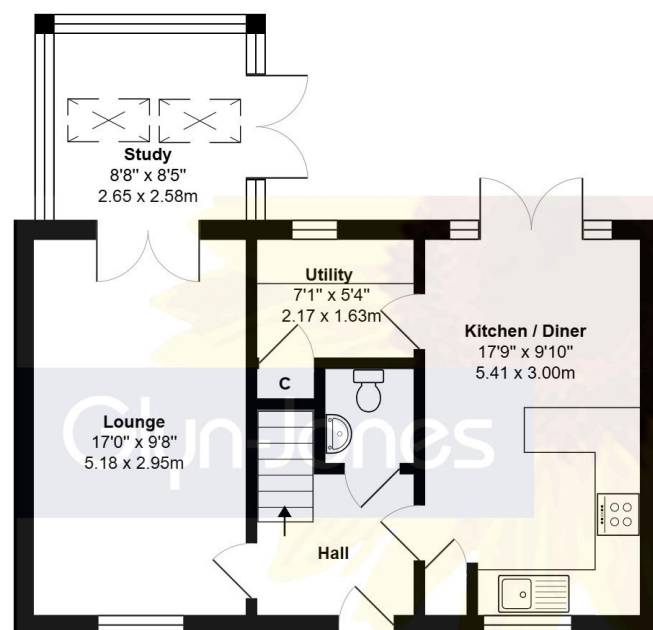
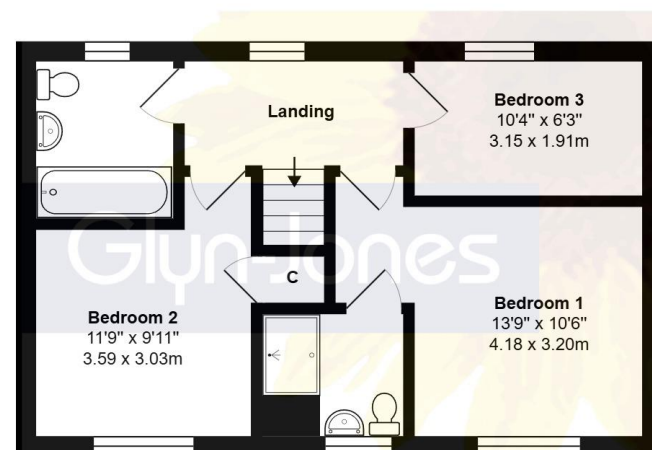


3 Upperton Grove, Littlehampton,
West Sussex BN17 7BF
£380,000 Freehold

Glyn-Jones



Ground Floor



First Floor

Total Area: 1022 ft² ... 95.0 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2026

Energy Efficient Rating: C | Council Tax Band: D

We recommend you have this verified by your legal representative at your earliest convenience.

WITH OVER...



At an Average rating of 4.9/5 ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Littlehampton Office
01903 739000
littlehampton@glyn-jones.com



Detached Three Bedroom Home | NO ONWARD CHAIN | Garage + Driveway | Popular Kingley Gate Development | Welcoming Entrance Hall | Dual Aspect Living Room | Home Office/Additional Reception Space | Modern Kitchen/Dining Room | Separate Utility Room | Ground Floor Cloakroom | Three Good Sized Bedrooms - Master With En-Suite | Family Bathroom | Gas Central Heating | Double Glazing | Landscaped Rear Garden | Side Access | Close To Amenities + Transport Links | Viewing Highly Advised

Glyn-Jones & Company are pleased to present to the market this sizeable CHAIN FREE detached home situated within the popular Kingley Gate development. The property offers three bedrooms, a well designed layout as well as contemporary finishes throughout. Boasting a garage, driveway and landscaped garden, this property is not one to be missed.



At an Average rating of

4.9/5 ★★★★★



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Outside, the rear garden has been designed with ease of maintenance in mind. A generous paved patio provides an excellent area for outdoor dining and relaxing, while the artificial lawn creates a neat and usable central space. There is also a substantial storage shed and useful side access, leading directly through to the garage and private driveway. The garage is of excellent size with electric door.

Kingley Gate is well placed for enjoying everything that makes Littlehampton such an appealing coastal town. The property is within easy reach of the seafront, beaches, recreational facilities and town centre, making it possible to easily enjoy the coast and local amenities. Littlehampton sits at the mouth of the River Arun, with the South Downs providing an attractive backdrop. The town offers a choice of very different coastal environments, from the traditional seaside atmosphere of East Beach, with its promenade, parkland and family attractions, to the more natural setting of West Beach, where sand dunes and open coastal landscapes stretch towards Climping. For day-to-day convenience, Littlehampton town centre offers a good selection of amenities, together with a mainline railway station providing services towards Gatwick Airport and London Victoria as well as plenty of bus routes. Local schooling, healthcare, dental services and other essential amenities are also readily accessible. Kingley Gate itself benefits from a convenience store which is excellent for day-to-day needs.

The property comprises an entrance hall leading through to the dual-aspect lounge, where the warmth of real wood flooring creates an inviting and comfortable setting. Double doors open through to the versatile extension, currently arranged as a home office, making this an ideal space for those working from home or requiring an additional reception area. The extension also provides direct access to the rear garden. The impressive open-plan kitchen and dining space has been recently upgraded and finished to a high standard, the kitchen incorporates a range of integrated Neff appliances alongside generous storage and preparation space. There is plenty of room for a dining table, creating a sociable hub for everyday meals and entertaining, while further double doors open onto the garden and allow the house and outside space to flow naturally together. A separate utility room and ground floor cloakroom provide useful additional facilities, keeping the main living areas practical and uncluttered.

Upstairs, there are three comfortable bedrooms, with the principal bedroom benefiting from its own modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, while loft access, double glazing and gas central heating complete the accommodation.

