

19 Stanford Acre, Littlehampton - BN17 7FN

£399,995 | FREEHOLD

Exceptionally well-presented four-bedroom family townhouse • Sought-after Kingley Gate development in Littlehampton • Light-filled and versatile accommodation arranged over three floors • Superb kitchen/dining room forming the heart of the home • Separate living room with twin doors opening onto the garden • Four well-proportioned bedrooms with family bathroom and additional shower room • Beautifully landscaped south-facing garden designed for low maintenance • Garage to the rear and conveniently located close to shops, amenities, and coastal leisure pursuits



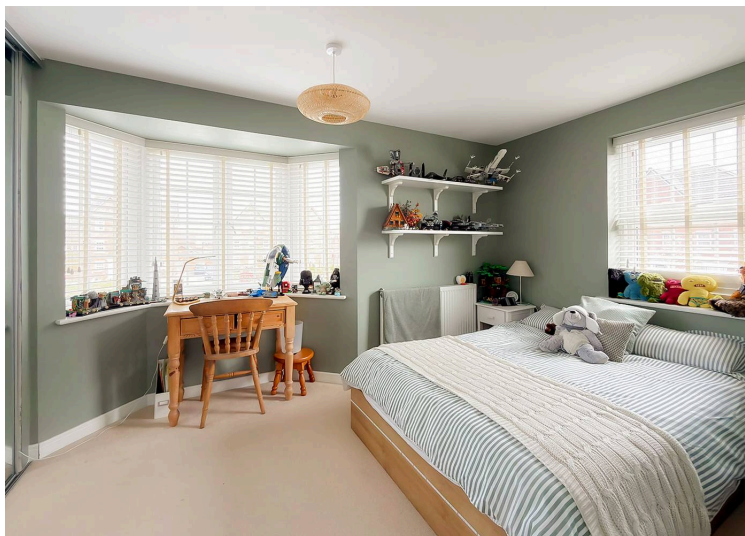
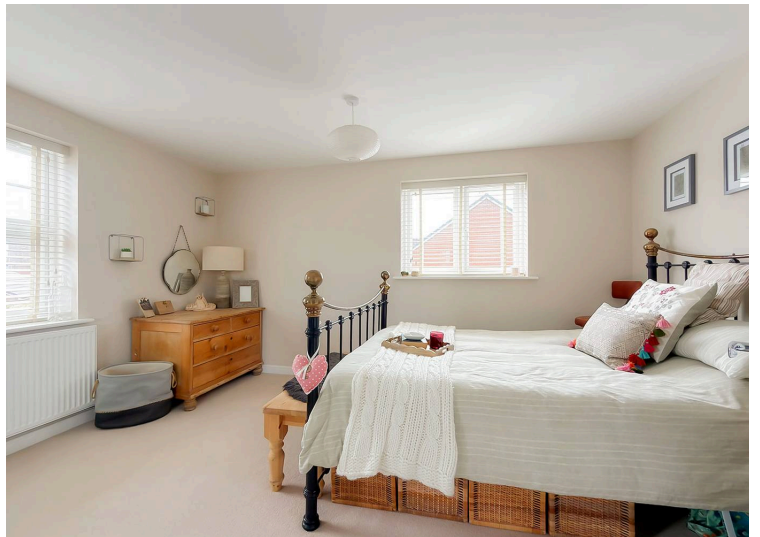
This exceptionally well-presented four-bedroom family townhouse is situated on the highly sought-after Kingley Gate development in Littlehampton, offering light-filled and versatile accommodation arranged over three floors. The heart of the home is a superb kitchen/dining room, thoughtfully designed as a true family hub with ample space for both everyday living and entertaining. A separate living room provides a relaxing retreat, featuring twin doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The upper floors continue to impress with four well-proportioned bedrooms, complemented by a modern family bathroom on the first floor serving two bedrooms, and a stylish shower room on the top floor serving the remaining two. Outside, the beautifully landscaped south-facing garden has been carefully designed for ease of maintenance and year-round enjoyment, and also benefits from an outside workshop/garden shed with full electrics and lighting. A garage to the rear adds further practicality, and this is an ideal home for growing families seeking comfort, space, and a popular location.

Kingley Gate is ideally located, and you'll find Morrisons, Next, Sainsbury's, and Dunelm just a short distance away for everyday essentials, while leisure lovers can enjoy the nearby golf course, beach, and riverfront walks. Perfect for young professionals and growing families alike, this home delivers the ideal blend of modern living, lifestyle, and location.

Council Tax Band: D

EPC Energy Efficiency Rating: C







Kitchen/Diner

13' 10" x 11' 2" (4.22m x 3.40m)

Living Room

13' 11" x 13' 0" (4.24m x 3.96m)

Bedroom 1

13' 11" x 10' 2" (4.24m x 3.10m)

Bedroom 2

13' 9" x 11' 2" (4.19m x 3.40m)

Bedroom 3

13' 9" x 10' 1" (4.19m x 3.07m)

Bedroom 4

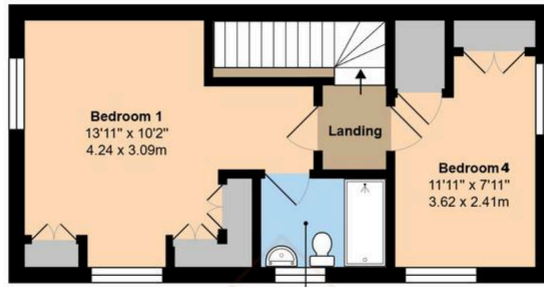
11' 11" x 7' 11" (3.63m x 2.41m)

Bathroom

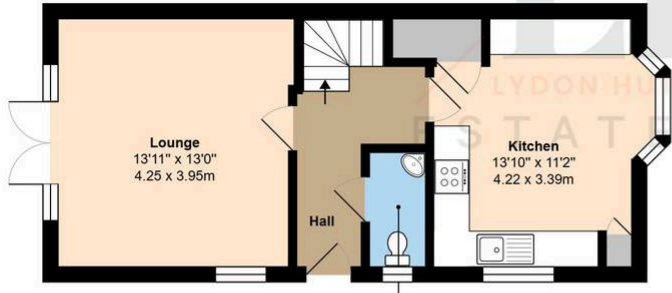
Shower Room



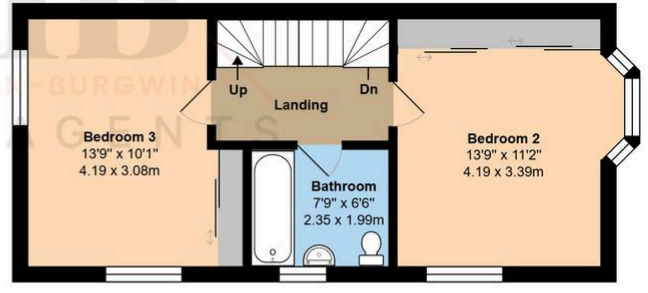




Second Floor
 Ensuite Shower Room
 7'1" x 5'0"
 2.15 x 1.52m



Ground Floor
 WC
 6'5" x 3'1"
 1.95 x 0.95m



First Floor

Total Area: 1316 ft² ... 122.2 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.
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