



Total Area: 954 ft² ... 88.6 m² (Excluding Garage)

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

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.



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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

**36 Benjamin Gray Drive,
Littlehampton BN17 7FA
£350,000 – Freehold**

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this beautifully presented semi-detached house, which has been thoughtfully extended to the ground floor to provide well-proportioned and versatile living accommodation.

The property features a generous-sized lounge/diner, providing an excellent space for both relaxing and entertaining, together with a modern fitted kitchen incorporating integral appliances. A convenient ground floor cloakroom adds further practicality.

To the first floor, the principal bedroom benefits from an en-suite shower room, complemented by a family bathroom serving the remaining bedrooms.

Externally, the property boasts a landscaped rear garden, providing an attractive and low-maintenance outdoor space. Further benefits include a garage situated in a compound to the rear, together with an additional allocated parking space.

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Tenure: Freehold

Energy Efficiency Rating – TBC

Estate Charge - TBA

You are advised to have this confirmed by your legal representative at your earliest opportunity.

Council Tax Band – C

Favourably located on the popular Kingley Gate development to the west of Littlehampton town centre.

The town centre with mainline railway station can be found within approximately 1.3 miles and Tesco Superstore is just a half a mile away.

The seaside town of Littlehampton lies between the cities of Chichester and Brighton. There is an abundance of leisure activities close by, including Chichester Marina for those with a passion for yachting, or Goodwood which offers horseracing, motor racing, golf and a variety of other activities.

