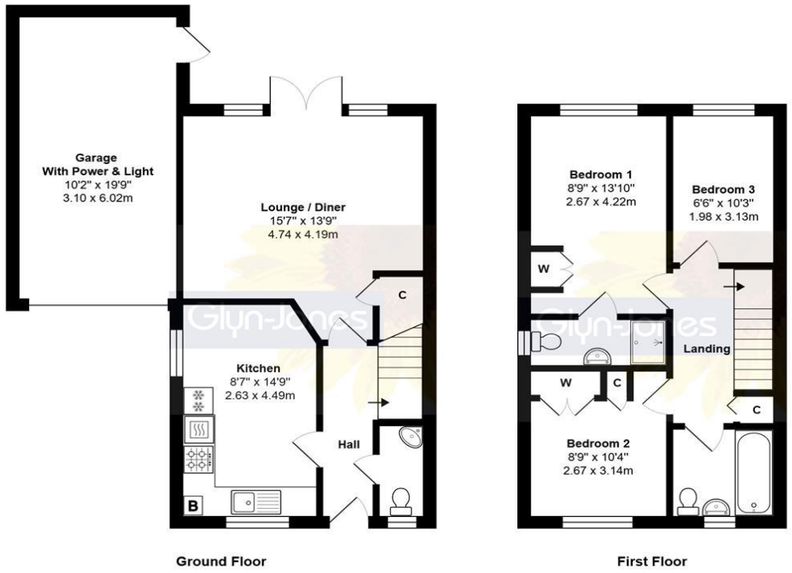


Total Area: 1085 ft² ... 100.8 m² (Includes Garage)

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

Tenure: Freehold

Estate Charge: £250 per annum

Energy Efficiency Rating: B

Council Tax Band: C

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

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 carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable. Glyn-Jones and Company may from time to time receive referral fees from businesses we recommend, including for financial services advice and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.

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8 Etherington Place, Kingley Gate, Littlehampton, West Sussex BN17 7AQ
£360,000 – Freehold

Glyn-Jones



Glyn Jones and Company are delighted to offer for sale this beautifully presented semi-detached home, situated within the highly regarded Kingley Gate development in Littlehampton.

The property is presented in good, clean decorative order throughout and has recently been redecorated, creating a fresh and inviting interior ready for immediate occupation.

The well-planned accommodation comprises an entrance hall, a contemporary high-gloss fitted kitchen/breakfast room with integrated appliances and ample space for a dining table, a convenient ground floor cloakroom/W.C., and a bright, spacious lounge with double French doors opening onto the rear garden.

To the first floor are three well-proportioned bedrooms, a modern family bathroom, and an en-suite shower room serving the principal bedroom. Further benefits include gas-fired central heating and double glazing throughout.

8 Etherington Place, Kingley Gate, Littlehampton BN17 7AQ
£360,000 – Freehold







Outside, the attractive rear garden features a paved patio leading via steps to a lawn with a shaped footpath and sunken flower beds, all enclosed by timber fencing for privacy. There is also direct access into the rear of the garage.

To the front, the property enjoys a further enclosed garden laid with decorative stones, together with a private driveway providing off-road parking and leading to an attached garage with a pitched roof, power, and lighting.

Etherington Place is a small, quiet cul-de-sac within the sought-after Kingley Gate development, a modern residential estate located on the edge of Littlehampton town centre. The road enjoys a pleasant position leading towards attractive green open space and a children's play park, both within easy walking distance, making it an ideal setting for families and those who enjoy outdoor recreation. Residents also benefit from the convenience of a local convenience store situated within the development for everyday essentials, while Littlehampton town centre, approximately 0.5 miles away, offers a comprehensive range of shops, supermarkets, cafés, restaurants and other amenities. Littlehampton's mainline railway station is also within easy reach, providing direct services to London Victoria and along the South Coast. The picturesque River Arun can be found within half a mile, offering scenic riverside walks, popular waterside restaurants and cafés, together with the footbridge providing access to the town's renowned West Beach and surrounding coastal walks.





