





8 Stanford Acre, Littlehampton - BN17 7FN

£385,000 Freehold

Four double bedrooms - Family bathroom and separate shower room • Versatile accommodation over three floors • Kitchen/dining room with space for family meals • Separate living room with doors onto the garden • South-facing rear garden - Garage and parking space to the rear • Popular Kingley Gate development

LHB
LYDON HUTTON-BURGWIN
ESTATE AGENTS



With four double bedrooms, two bathrooms and a layout arranged over three floors, this family townhouse on the popular Kingley Gate development in Littlehampton offers generous space and flexibility for a growing household. The ground floor brings together the main living spaces, with a kitchen/dining room providing plenty of room for family meals, catching up over breakfast and entertaining friends. A separate living room overlooks the rear garden, with twin doors opening outside to connect the house and garden during the warmer months. The bedrooms are arranged across the upper two floors, with two double bedrooms and a family bathroom on the first floor, and a further two double bedrooms served by a shower room on the top floor. This practical arrangement gives families the flexibility to accommodate children of different ages, visiting guests or a dedicated space to work from home, while having bathroom facilities on both levels helps with busy morning routines. Outside, the south-facing rear garden offers space for relaxing and spending time together. A workshop/garden shed benefits from electricity and lighting, making it useful for hobbies or additional storage, while a garage to the rear adds further practicality. Kingley Gate is a popular choice for families, with shops and supermarkets nearby and opportunities to enjoy Littlehampton's beach, riverfront walks and local leisure facilities. Combining four double bedrooms with separate living spaces and two bathrooms, this home offers accommodation that can adapt as family needs change.

Council Tax band: D

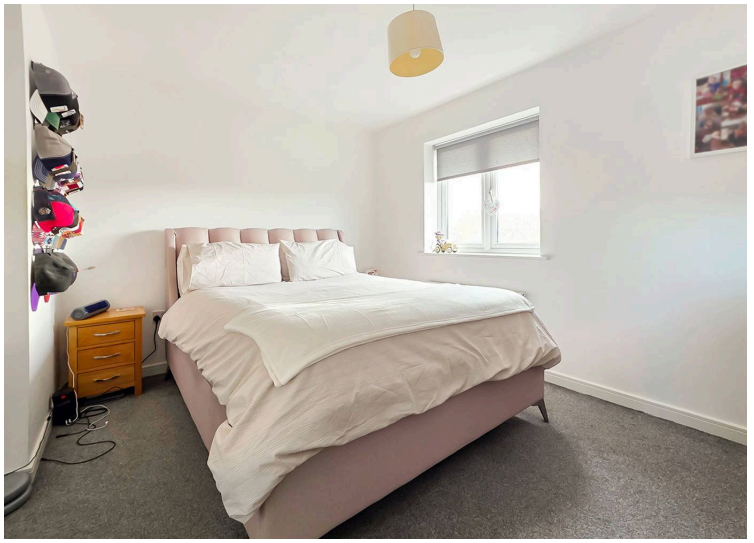
Tenure: Freehold

EPC Energy Efficiency Rating: C

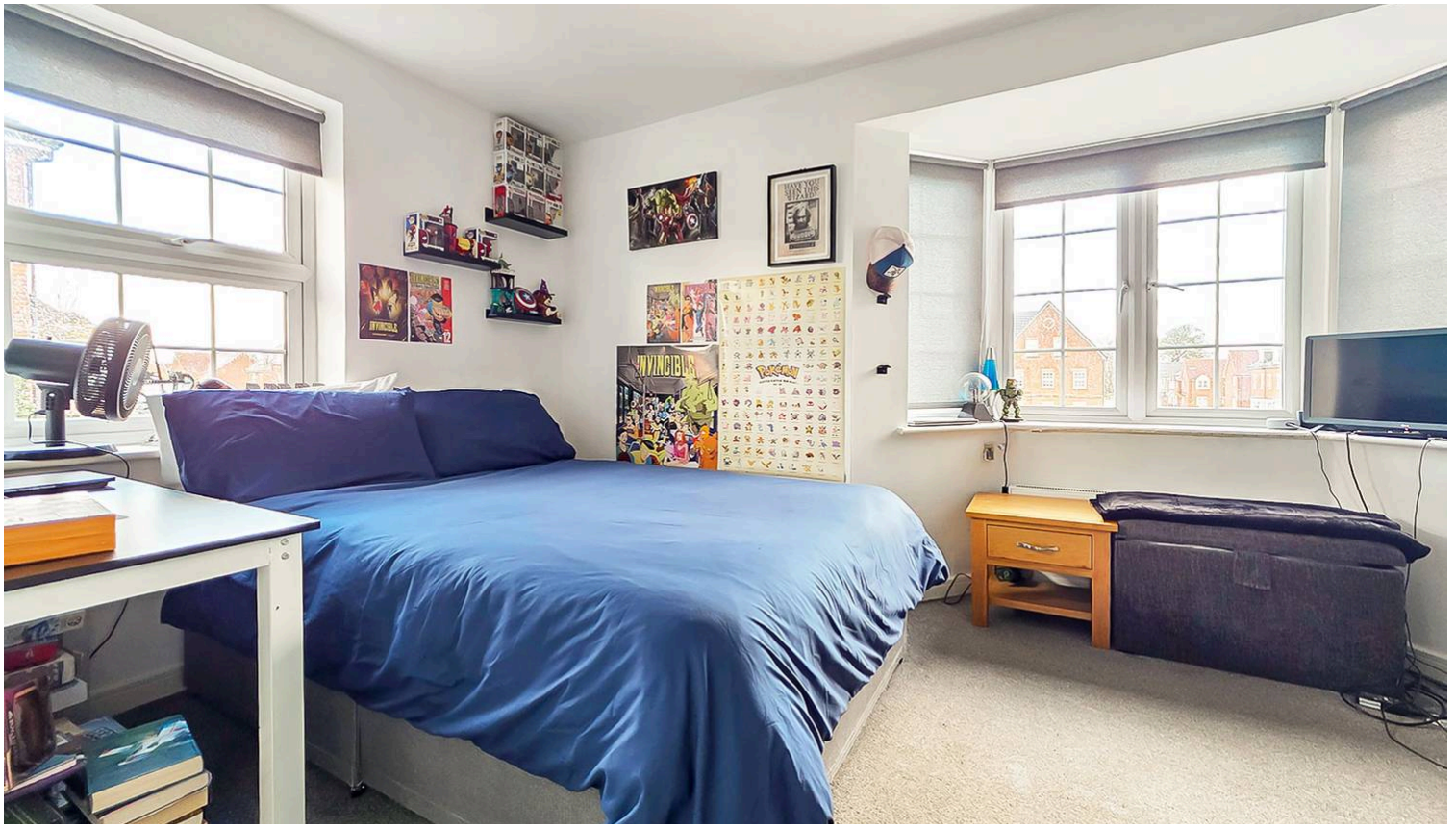












Lounge
13' 11" x 13' 0" (4.25m x 3.95m)

Kitchen
13' 10" x 11' 0" (4.22m x 3.36m)

Wc
6' 5" x 3' 1" (1.95m x 0.95m)

Bedroom 1
16' 5" x 13' 11" (5.00m x 4.24m)

Bedroom 2
13' 9" x 11' 1" (4.19m x 3.39m)

Bedroom 3
13' 9" x 10' 0" (4.19m x 3.06m)

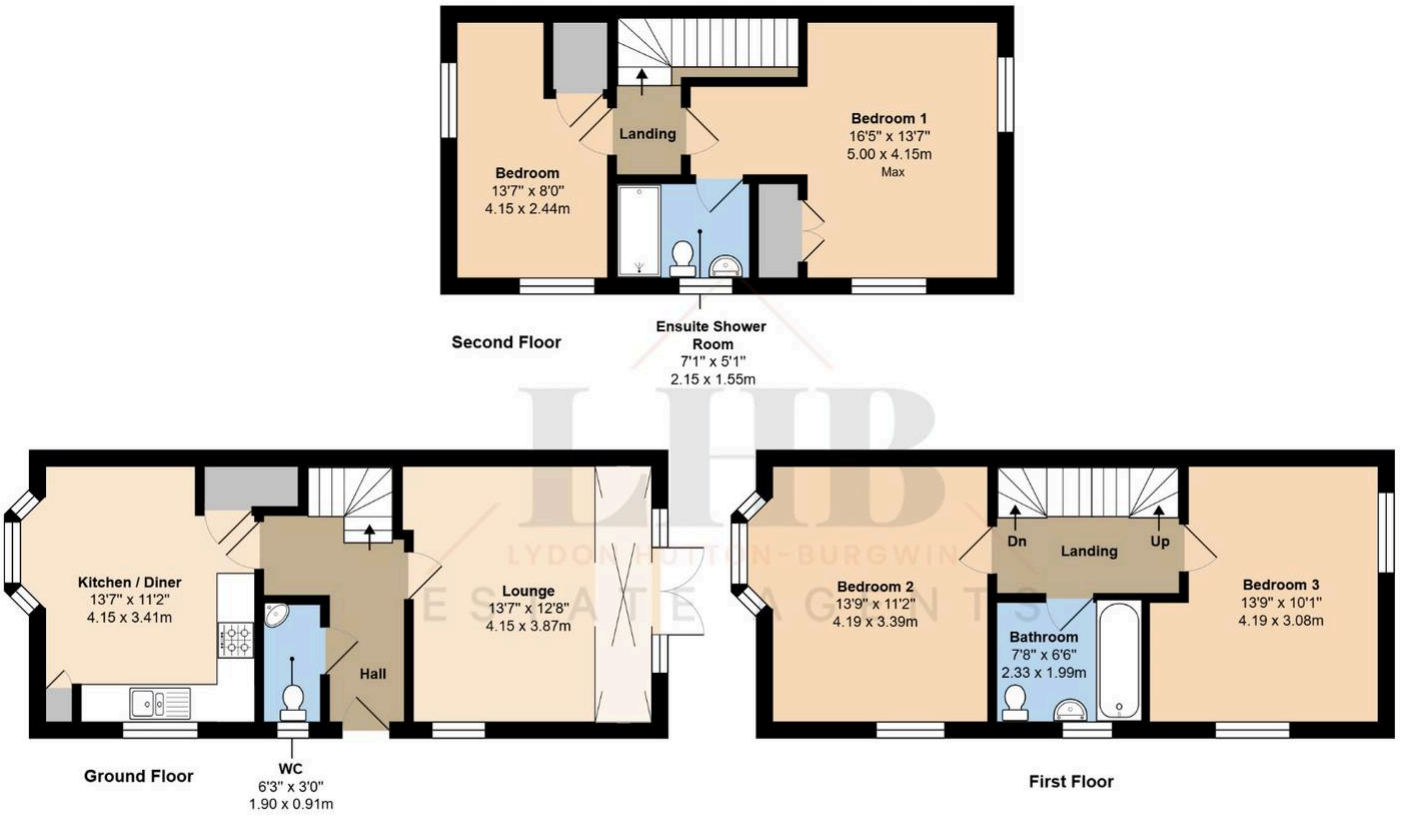
Bedroom 4
13' 7" x 8' 0" (4.14m x 2.44m)

Ensuite Shower Room
7' 1" x 5' 0" (2.15m x 1.53m)

Bathroom
7' 9" x 6' 5" (2.36m x 1.95m)







Total Area: 1286 ft² ... 119.5 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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