54 Benjamin Gray Drive, Littlehampton BN17 7FA

£400,000 – Freehold





Total Area: 1378 ft² ... 128.0 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

This attractive and well-presented semi-detached town house offers spacious and versatile accommodation arranged over three floors. The property is presented in very good decorative order and has been well maintained throughout, making it an appealing family home.

The ground floor comprises a welcoming entrance hall, a convenient cloakroom/WC and a quality fitted kitchen positioned to the front of the property. To the rear is a generous lounge/dining room, providing an excellent space for both everyday living and entertaining, with direct access to the enclosed rear garden. To the first floor are three well-proportioned bedrooms together with a family bathroom. The second floor is dedicated to the principal bedroom, which benefits from fitted wardrobes and a private en-suite shower room/WC. Other benefits include, gas central heating and double glazing, there is also a wet room in the en-suite attached to the master bedroom.

Externally, the property enjoys a particularly attractive, secluded rear garden enclosed by tall panel fencing. Designed for ease of maintenance, the garden features artificial lawn and a full-width patio to the rear with attractive pagoda providing a pleasant outdoor space for relaxing and entertaining. A side access gate leads to the private driveway.

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4 Surrey Street, BN17 5BG
01903 739000
littlehampton@glyn-jones.com

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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 advise and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.

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Tenure: Freehold

Estate Charge: £tbc

Energy Efficiency Rating: B

Council Tax Band: E

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

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.

There are a number of restaurants, cafes and shops within Littlehampton, plus other facilities all within close proximity, including The Wave Leisure centre, Littlehampton links golf course, Lanes Health Club along with our fabulous award-winning beach.







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