

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

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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Littlehampton Office
01903 739000
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36 Benjamin Gray Drive, Littlehampton BN17 7FA

£335,000 – Freehold



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

Council Tax Band – C

Estate Charge - TBA

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.





