



Benjamin Gray Drive, Littlehampton, BN17 7FA

Freehold

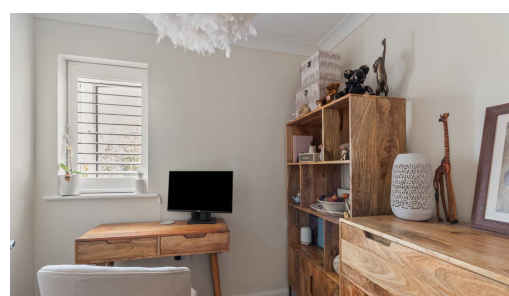
A Semi Detached House • Three Bedrooms • CHAIN FREE • Garage, Driveway & EV Charging Point • New porch Constructed in 2024 • Low Maintenance Rear Garden with Summer House • Kingsley Gate Estate • Easy Access to the A259, A27 & Littlehampton Station • Approx. 1386 sq. ft (128 sq. m)

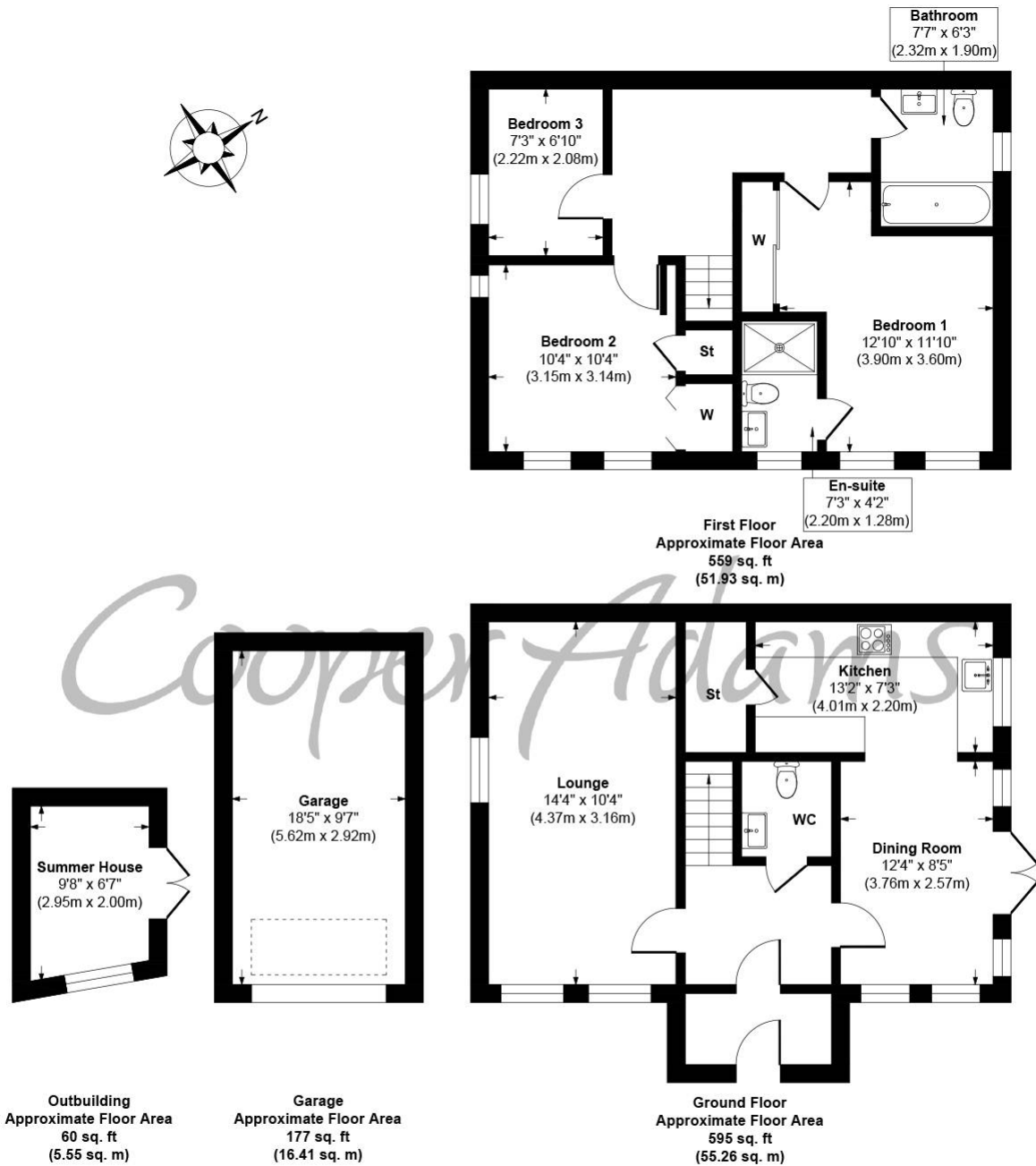
Cooper Adams

Offered for sale with no onward chain, this three-bedroom semi-detached home is situated on the Kingsley Gate development, with convenient access to the A259, A27 and Littlehampton railway station. The accommodation has a separate lounge and an open-plan kitchen/diner, providing fully integrated appliances, and access into the garden through French double doors. There is also a ground floor cloakroom and understairs cupboard on this level. Upstairs, the primary bedroom benefits from an en-suite shower room, while two further bedrooms are served by a contemporary family bathroom. The layout is well suited to families, as well as those needing space for guests or working from home. Outside, the rear garden has been designed for easy maintenance with patio and decking, and includes a summer house that can be used as a home office, hobby room or additional storage. A garage, driveway parking and an EV charging point are all located to the rear of the property. The property has been carefully maintained by the current owners, and close to local schools, shops, transport links and the South Coast.



Littlehampton, a vibrant seaside town at the mouth of the River Arun, offers great shopping, entertainment, and day-to-day amenities. With two award-winning beaches, scenic river views, and captivating architecture like the Stage by the Sea, it's a popular destination for all. Leisure options include golf, cycling, and the Littlehampton WAVE Swimming and Sports Centre for indoor fun.





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Approx. Gross Internal Floor Area 1391 sq. ft / 129.15 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: D, EPC Energy Efficiency Rating: B, EPC Environmental Impact Rating: B

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits – details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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