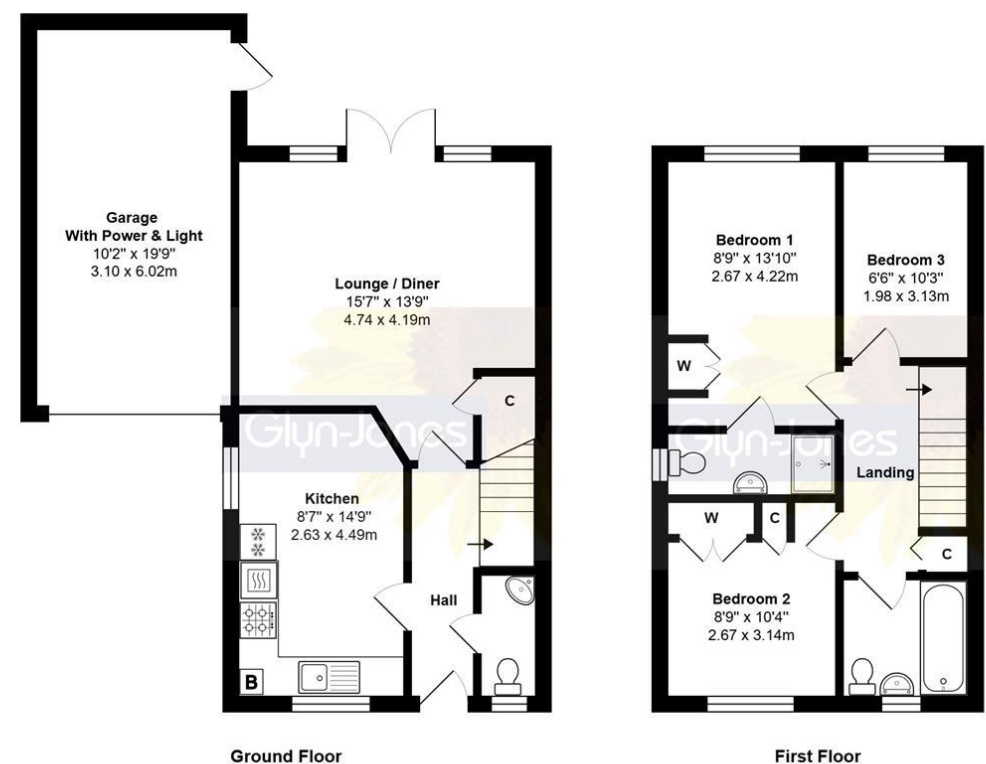


8 Etherington Place, Kingley Gate,
Littlehampton, West Sussex BN17 7AQ
£360,000 – Freehold

Glyn-Jones



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.

WITH OVER...

500 COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★

Glyn-Jones

Littlehampton Office
01903 739000
www.glyn-jones.com

f t in

Approved by The Property Ombudsman



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.

