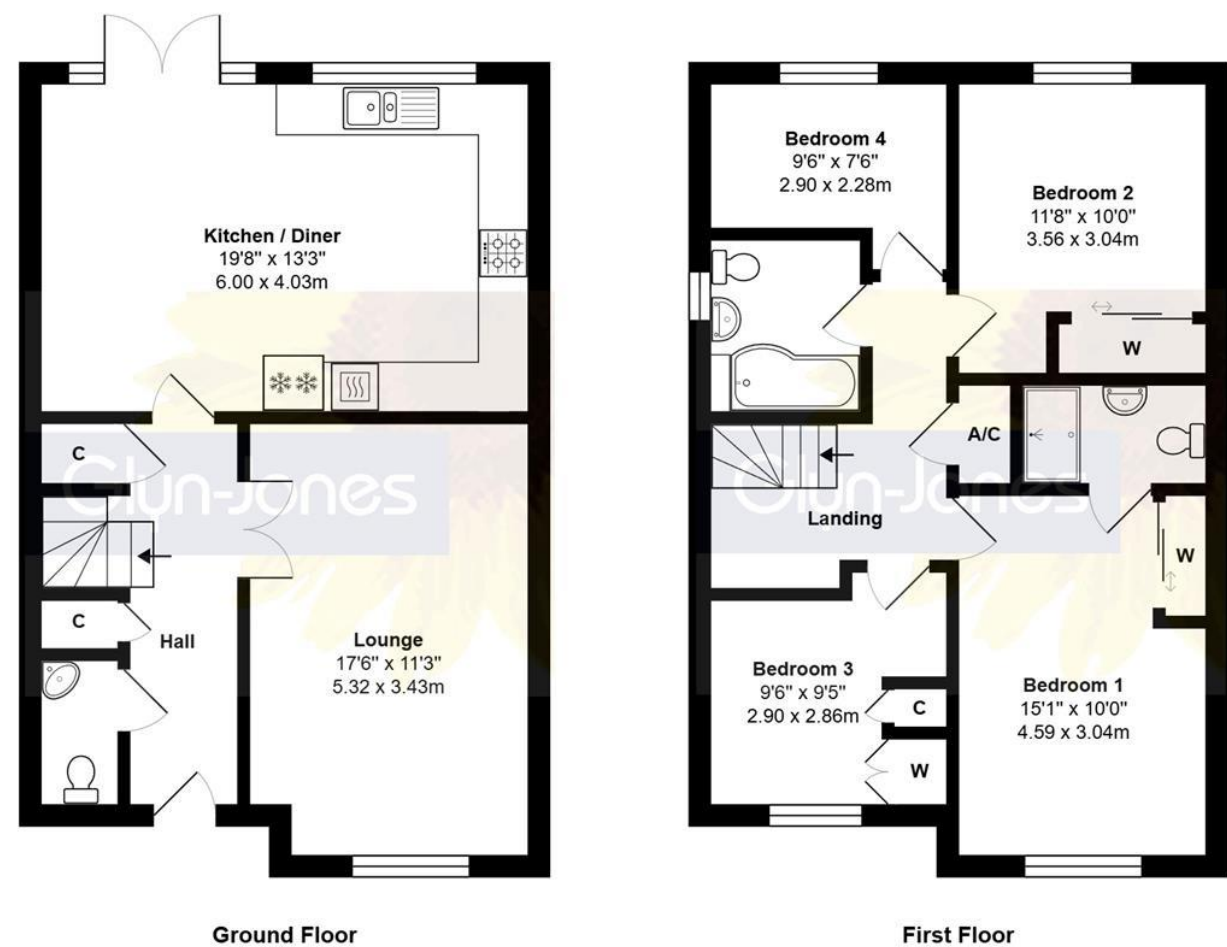


5 Etherington Place, Littlehampton,
West Sussex BN17 7AQ
£475,000 Freehold

Glyn-Jones



Total Approx. Floor Area 1198 ft² ... 111.3 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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

Council Tax Band: E | Energy Performance: B

WITH OVER...



At an Average rating of 4.9/5 ★★★★★

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 carpets and furnishings.

Glyn-Jones

Littlehampton Office
01903 739000
littlehampton@glyn-jones.com



Four Bedroom Detached Home | Garage + Driveway | Larger Than Average Rear Garden | Popular Kingley Gate Location | Large Kitchen/Diner | Separate Spacious Living Room | Downstairs Cloakroom | Master Bedroom With En-Suite | Three Further Good Sized Bedrooms | Modern Family Bathroom | Gas Central Heating | Double Glazing | Within Easy Reach Of Local Amenities | Viewing Highly Advised

Set within the ever-popular Kingley Gate development in Littlehampton, this immaculate four-bedroom detached home offers an exceptional blend of style, space, and convenience. With a larger-than-average landscaped rear garden, extra space to the side, a double-length driveway, and a garage, this property provides everything a family could wish for.

The rear garden is a true highlight: beautifully presented and designed for low maintenance. It features a patio area and artificial lawn, creating the perfect setting for outdoor entertaining, summer barbecues, or simply unwinding in privacy.



At an Average rating of

4.9/5 ★★★★★

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£475,000



Residents are spoilt for choice when it comes to leisure and lifestyle. Littlehampton offers two stunning beaches, the lively East Beach with its promenade, park, and family attractions, and the peaceful West Beach, surrounded by unspoiled sand dunes. The River Arun divides the two and is home to a harbour and marina, offering water sports, fishing, boating trips, and sailing. Other local highlights include a golf course, theatre, museum, sports centre, and the award-winning East Beach Café. Families will love Harbour Park, an all-weather adventure park offering entertainment for all ages.

The property is also perfectly located for everyday convenience, with a convenience store within the development. Littlehampton offers a range of local shops, restaurants, doctors, dentists, and schools, including The Littlehampton Academy. For commuters, the mainline railway station provides direct services to Gatwick Airport and London Victoria, making this an ideal home for families and professionals alike.

We recommend you have this verified by your legal representative at your earliest convenience.

Inside, the home is light, airy, and thoughtfully laid out. The welcoming living room offers a relaxing space for everyday family life, while the stunning kitchen/diner at the rear of the property is ideal for hosting guests. A convenient ground floor WC and useful storage cupboard complete the downstairs accommodation.

Upstairs, there are four well-proportioned bedrooms, including a generous main bedroom with a stylish en-suite shower room. Three of the bedrooms feature built-in wardrobes, providing excellent storage and ensuring the home remains clutter-free. The layout and finish make this property ready to move straight into, with nothing to do but enjoy.

Littlehampton is a thriving coastal town that perfectly balances seaside living with modern amenities. Located at the mouth of the River Arun and framed by the beautiful South Downs, the town is conveniently situated within easy reach of Chichester, Arundel, Worthing and more.

