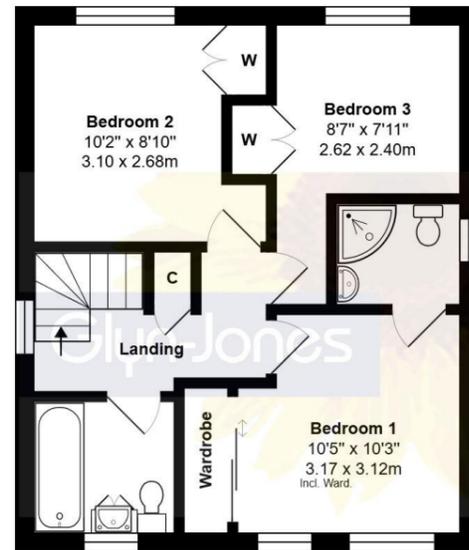


**1, Kingfisher Drive, Littlehampton
West Sussex BN17 7GX
£425,000 Freehold**

Glyn-Jones



Ground Floor



First Floor

Total Area: 1215 ft² ... 112.9 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 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 2025

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.



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



Littlehampton Office
01903 739000
littlehampton@glyn-jones.com



Step into luxury living with this immaculately presented, extended three/four bedroom detached family house in West Sussex. Flawlessly renovated, this property exudes elegance throughout.

As you enter, you are greeted by a spacious hallway leading into a dining room through a charming sliding barn door. The modern cloakroom and snug (potential fourth bedroom) provide added flexibility, while the stunning west facing open plan kitchen/living area is the heart of the home. The kitchen is a chef's dream with granite work surfaces, breakfast bar, and top-of-the-line integrated appliances.

Upstairs, you'll find a gallery landing, a modern family bathroom, and three double bedrooms - each with built-in wardrobes. The master bedroom is a true retreat with its refurbished en-suite shower room.

Situated in a popular residential area, this property is perfect for families looking for comfort and convenience. Enjoy the benefits of a 'Hive' central heating system, double glazing, and a driveway for convenient parking.

With easy access to local amenities and excellent schools, this home offers the best of both worlds - a peaceful escape yet close to all necessary conveniences. Don't miss the opportunity to view this exceptional property - arrange a viewing today.



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



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1, Kingfisher Drive, Littlehampton BN17 7GX
£425,000 Freehold



Situated in an off road position within Kingfisher Drive on the ever popular Springbank development which is within 2 miles of Littlehampton town centre where the mainline railway station providing direct links to London Victoria can be found.

The development has local play parks and is has local bus stops close by. Littlehampton has a wealth of amenities and attractions including the 'Look and Sea centre' on the banks of the River Arun.

Littlehampton's seafront and Greensward is home to the famous East Beach Café and Windmill Cinema, which offers the latest blockbusters, as well as a variety of talented amateur dramatics and dance groups from the local area. Rustington village is within 3 miles where further local amenities including the comprehensive shopping precinct can be found.



Energy Efficient Rating: C (71)

Council Tax Band: D



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