



42 Benjamin Gray Drive
Littlehampton, West Sussex, BN17 7FA



42 Benjamin Gray Drive

Boasting stunning rural views and located between the picturesque coastal hamlet of Climping and the vibrant town of Littlehampton. This outstanding property enjoys an enviable position, with stunning far reaching rural views. This handsome home comprises of four double bedrooms, two bedrooms being dual aspect, three reception areas, a modern kitchen/breakfast room, utility room, cloakroom, en-suite to the master bedroom and a further family bathroom. To the front of the property is a landscaped open garden leading to an extensive driveway and detached garage. The rear garden is extremely sunny, part wall enclosed and being extensively landscaped.

- Picturesque location
- Stunning rural views
- 4 double bedrooms
- 3 reception areas
- 2 bathrooms
- Kitchen/breakfast room
- Ground floor cloakroom
- Landscaped rear garden



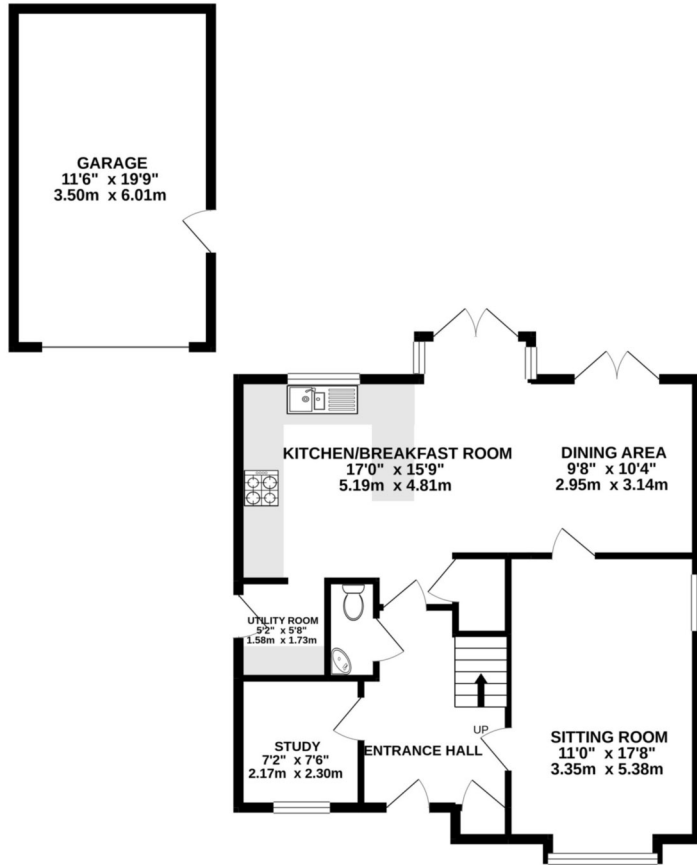




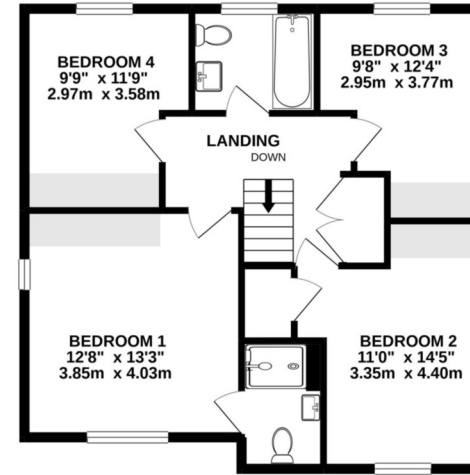




GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 1632 sq.ft. (151.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

Water, gas, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council Tax: Band E

Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.



Pegasus Properties

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