



Total Approx. Floor Area 1458 ft² ... 135.5 m² (Includes Workshop, Store & Gym))

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 Efficiency Rating – C (80)

**Agents Note** – The property benefits from solar roof panels, providing a substantial contribution to the energy requirements of the house, including the domestic hot water. The panels are proved by a third party at no cost to the owners. The agreement is transferable to the new owners, full details are available upon request.

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.



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## 25 Toddington Park Littlehampton, West Sussex BN17 6JZ Guide Price £500,000 - Freehold

Glyn-Jones



**A well-appointed detached family house, favourably located in a cul-de-sac, on a desirable modern development towards the outskirts of Littlehampton Town.**

Offering bright and spacious well planned accommodation this family home has been updated, improved and very evidently maintained to a high standard throughout.

The accommodation comprises, on the ground floor, entrance hall, ground floor cloakroom, spacious dual aspect sitting room, separate dining room and large kitchen/breakfast room. On the first floor there are four good size bedrooms (three with built in wardrobes), a refurbished ensuite shower room and a family bathroom.

Externally there is a delightful mature and secluded rear garden, with large studio/cabin and a brick built garage situated to the side of the property, with long driveway.

Particular features include; gas fired central heating, uPVC double glazed windows, quality fitted kitchen with granite work tops and shaker style units, and refurbished shower room and cloakroom. The house also benefits from recently fitted quality laminate flooring and replacement light oak veneered internal doors.

Offered for sale in our opinion in very good order, we would highly recommend internal viewing.



At an Average rating of

**4.9/5** ★★★★★



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25 Toddington Park, Littlehampton, West Sussex BN17 6JZ



**Outside** – There is a delightful cottage style rear garden, being a particular feature of the property, with shaped lawn and well-stocked borders with an abundance of mature bushes plants and shrubs. There is a patio to the rear corner of the garden and a further full width patio, with porcelain paving slabs adjacent to the house. The garden enjoys a fish pond, outside tap, all well enclosed and secluded with tall feather edge fencing and mature greenery. A substantial wooden **Cabin/Studio** measuring 15’8 x 9’2 provides additional accommodation as a hobbies room, home gym or potential office space.

To the front of the house is an open plan garden, again well-stocked with plants and shrubs, and providing an area of potential hardstanding, laid to stone chippings.

**Garage** – A brick built garage is conveniently located to the side of the property, currently partitioned off to provide a workshop area and further storage. The garage is approached by a long private driveway providing off road parking for several vehicles.

**Location** – Toddington Park is a small select development of similar executive style detached houses, constructed approximately 30 year ago. No. 25 is located in a sought after cul-de-sac position

With easy access to neighbouring trunk roads (A259 and A27) the location lends it well to the commuter. Also ideally positioned for the family, there is a choice of primary schools nearby and Littlehampton Academy is less than a mile on foot.

Littlehampton town centre can be found within 1.5 miles and offers a wide range of amenities and leisure facilities. The Wave Swimming and Sports Centre is approx. 2.1miles distance and the town enjoys a good beach, and renowned links golf course.

The town sits on the river Arun approximately 3.5 miles south of the historic town of Arundel, and Rustington’s comprehensive village centre with excellent independent and national retailers is less than two miles distance.

