



Ground Floor

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

Property Information:

Council Tax Band: E

You are advised to have this confirmed by your legal representative at your earliest opportunity.

Tenure: Freehold

Energy Efficiency Rating: C

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 Offers Over £450,000 – Freehold

Glyn-Jones



Glyn Jones and Company are delighted to offer for sale this beautifully presented detached family home, ideally situated within a quiet cul-de-sac on a sought-after modern development on the outskirts of Littlehampton.

Offering bright, spacious and well planned accommodation throughout, this attractive property has been thoughtfully updated and improved by the current owners and is presented to a high standard throughout. A particular benefit is the recent installation of solar panels, providing improved energy efficiency and helping to reduce running costs. The accommodation comprises an inviting entrance hall, a ground floor cloakroom, a generous dual aspect sitting room, a separate dining room and a spacious kitchen/breakfast room fitted with a range of shaker-style units and granite work surfaces. To the first floor are four bedrooms, three of which benefit from built-in wardrobes, together with a refurbished en-suite shower room serving the principal bedroom and a modern family bathroom. Additional features include gas fired central heating, uPVC double glazing, recently fitted laminate flooring, replacement light oak veneered internal doors and refurbished cloakroom and shower room facilities.

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To the front of the property is an attractive open plan garden with established planting and an area laid to stone chippings which could provide potential additional hard standing, subject to any necessary consents. A brick-built garage is positioned to the side of the property and has been partially divided to create a useful workshop and storage area. The garage is approached via 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.



Externally, the property enjoys a delightful mature rear garden which provides a high degree of privacy and seclusion. Beautifully landscaped in a cottage garden style, it features a shaped lawn, well stocked flower and shrub borders, a fish pond and two patio seating areas, including a full width porcelain paved terrace adjoining the house, creating an ideal space for outdoor entertaining and family enjoyment. A substantial timber cabin/studio measuring approximately 15'8 x 9'2 offers excellent versatility and could be utilised as a home office, gym, hobbies room or additional recreational space.

