

**Tree Tops, Toddington Lane,  
Littlehampton, BN17 6JX  
£385,000 (Freehold)**

**Glyn-Jones**



Total Area: 1223 ft<sup>2</sup> ... 113.6 m<sup>2</sup>

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 2020.



**Having been the subject of considerable improvement over recent years, this most attractive, staggered mid-terrace house, is now offered for sale featuring a stunning kitchen/dining room with range of integrated AEG appliances.**

Internally, the property benefits from sizeable and well-appointed living accommodation throughout arranged as; three double bedrooms, all of which boast built-in storage; a southerly facing living room encompassing an open fireplace and striking bay window; the aforementioned kitchen/dining room, which also incorporates an extensive array of stylish fitted units, large work surface/breakfast bar, 'Quooker' tap, and bi-fold doors to the rear garden; an outstanding first-floor shower room/WC; and a ground floor cloakroom with modern suite.

A further attribute is the attractive landscaped garden to the rear, which is very well-enclosed and laid to a combination of lawn and porcelain tiling. There is also gated pedestrian access from the rear that leads to a small block of garages, wherein a private garage is located, along with adjacent off-road parking for two moderate sized vehicles.

**Council Tax Band: D  
Energy Efficiency Rating: D  
Tenure: Freehold**

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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

**Glyn-Jones**

Rustington Office  
01903 770095  
rustington@glyn-jones.com

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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**£385,000**



Additional notable qualities include; gas central heating; under floor heating in both shower room and ground floor cloakroom; replacement uPVC double glazing; fitted shutter blinds; updated floor coverings; and redecoration throughout.

The property is situated in a pleasant off-road position within the popular Toddington area of Littlehampton, approximately 2-miles distance from the town centre and seafront.

The location also enables straightforward access to the A259, as well as being within easy reach of the Littlehampton Academy, plus several primary schools and grocery stores.



*...a stunning kitchen/dining room with range of integrated AEG appliances...*

