

**Molemer, Toddington Lane,  
Littlehampton, West Sussex, BN17 6JX**  
£400,000 - Freehold



Total Area: 1270 ft<sup>2</sup> ... 118.0 m<sup>2</sup> (Excluding Garage & Office / Studio)

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 Jm 2024

Council Tax Band - D  
Energy Efficiency Rating - TBC  
Tenure - Freehold

We recommend you have this verified by your legal representative at your earliest convenience.

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

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



Littlehampton Office  
01903 739000  
littlehampton@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.



**Glyn-Jones and Company are delighted to offer a rare opportunity to purchase this substantial end of terrace house which is situated in a tucked away off road position and has only had two owners since being built in 1963.**

The accommodation on offer comprises; an entrance hall with stairs to the first floor and a double opening cupboard beneath, a spacious lounge with a bay window, a delightful, fitted kitchen/breakfast room with a range of integral appliances, which include a washing machine, tumble dryer and dishwasher. The ground floor also benefits from a cloakroom. To the first floor there is an L-shaped landing with a built-in cupboard housing the boiler, access to the loft and doors leading to three DOUBLE bedrooms, all benefitting from built-in double opening wardrobes and a stunning shower room.

In our opinion, the property is presented to a very high standard throughout following many home improvements and redecorating by the current vendor over the past couple of years, and benefits from 'Karndean' flooring, gas fired central heating and double glazing.

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Toddington Lane is located to the north of Littlehampton town, placing it ideal for commuting, with easy access to truck roads A259, A27 and A29 providing routes to Worthing, Brighton and Chichester. The historic town of Arundel can be found within approximately 3 miles and the village of Rustington is a similar distance. Mainline railway stations can be found at both Littlehampton and Arundel with a regular commuter service to London Victoria (approx. 90 minutes). The town of Littlehampton offers extensive amenities with leisure facilities centred around the seafront and the River Arun, including the recently redeveloped 'Wave' leisure centre, seafront cafes and watersports. An 18 hole links golf course can be found on the west side of the River Arun, along with West Beach sand dunes and marine conservation area.



Externally, there is a larger than average stunning, well tended rear garden which is mainly laid to lawn with a block paved footpath and patio. The garden benefits from an external water tap and is fully surrounded by mature shrubs and trees. There is also a further secluded patio area to the side, perfect for alfresco dining and entertaining. An attribute to note is there is a 15ft5 x 9ft home office/studio positioned in the garden, which benefits from power, a double glazed window, double glazed double opening doors and 4" insulation to the walls, ceiling and floor. The rear garden is fully enclosed with a access gate to the side which leads to the front as well as a further access gate to the rear which is perfect for bin storage and takes you directly to a GARAGE. To the front there is an open plan garden which is laid to lawn. The Garage is located to the front and has an up and over door. there is space for several vehicles to the front. VIEWING IS ADVISED.

