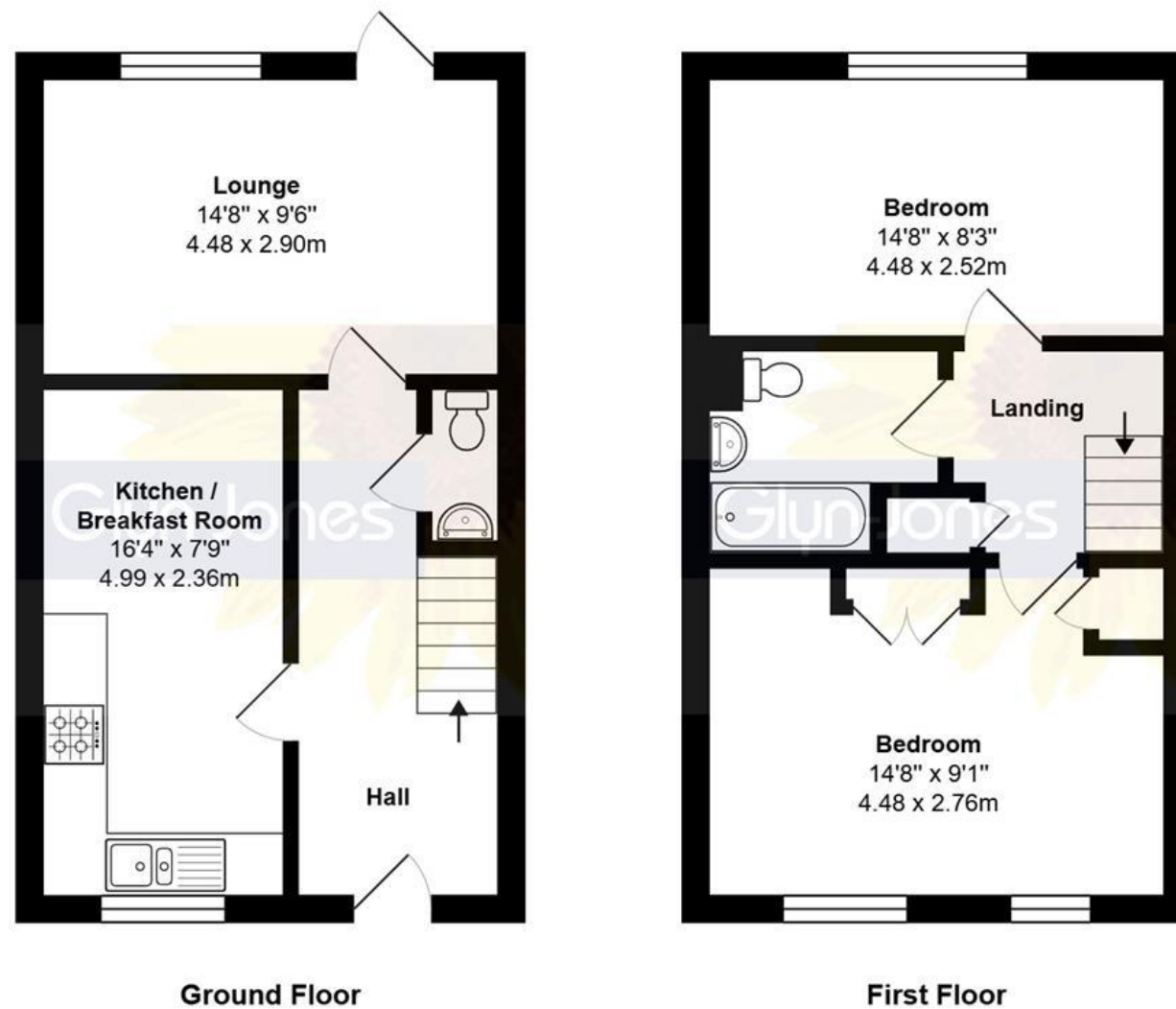


# 73 Hinchliff Drive, Littlehampton West Sussex, BN17 7GB £260,000 - Freehold

Glyn-Jones



Total Area: 776 ft² ... 72.1 m²

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 Jtm 2024



Glyn-Jones and Company are delighted to offer for sale this well presented mid terraced house situated within a modern popular development in Toddington.

The accommodation to the ground floor comprises; an entrance hall with stairs to the first floor, a cloakroom, a full width lounge with access to the rear garden, and a kitchen/breakfast with a range of matching base and eye level units and worksurfaces as well as ample space for a dining table. To the first floor there are two double bedrooms and a family bathroom with a shower over the bath. In our opinion, the property is presented in good clean decorative order throughout and benefits from gas fired central heating, double glazing and neutral décor.

Externally there is a good sized rear garden which has a patio area which leads onto a lawn area. The garden is full enclosed by timber panel fencing. To the front there is an allocated off road parking space as well as visitors parking.

Viewing advised. Vendor suited.



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.



At an Average rating of

**4.9/5** ★★★★★



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£260,000 - Freehold



Property information

Estate Charge – TBC  
Council Tax Band - C  
Energy Efficiency Rating - B  
Tenure – Freehold

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

Situated within a development built approximately 2 years ago which is approximately 1 mile north of Littlehampton town centre. Littlehampton has many attractions including delightful river side walks along the River Arun.

The position is also within close proximity of Morrison's supermarkets and major trunk roads giving access to Worthing and Brighton to the East and Chichester to the West. The historic City of Arundel is within a few miles where many local attractions can also be found. Littlehampton also offers a mainline railway station.

