

13 Toddington Park Littlehampton,
West Sussex BN17 6JZ
£585,000 Freehold



Total Area: 1841 ft² ... 171.1 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 Jlm 2025



Introducing this exceptional executive style detached house, situated at the end of a cul-de-sac on a large west facing plot within the sought-after Toddington Park development in West Sussex.

This impressive property boasts a spacious layout that has been meticulously maintained, offering bright and airy accommodation throughout. The ground floor features a 27ft lounge, separate dining room, study, and a delightful conservatory that overlooks the private well stocked west facing garden. In addition, there is a patio area and awning to fully enjoy its benefits.

Upstairs, you will find four generously sized bedrooms, including a main bedroom with a separate dressing area and a luxurious en-suite bathroom. There is also a sizeable family bathroom, ensuring ample space for all family members.

Outside, the property benefits from large driveway providing parking for multiple vehicles, as well as a double garage with light and power and electrically powered door. The substantial grounds feature well-manicured lawns, mature shrubs and trees, a large timber shed, and gated side access.

Don't miss the opportunity to view this substantial detached house that is in excellent condition throughout. Contact us today to arrange a viewing and discover the perfect family home in West Sussex.

Council Tax Band – F
Energy Efficiency – D (55)

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.

WITH OVER...

500 COMPANY REVIEWS NOW RECEIVED

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



Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

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Glyn-Jones

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www.glyn-jones.com

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Located just 1.5 miles north of Littlehampton town centre, this property offers easy access to the A259, connecting you to neighbouring towns such as Worthing and Bognor Regis. Local schools at Lyminster and Littlehampton are conveniently located within a 0.5-mile radius, making this an ideal location for families with children.

This charming seaside town located on the southern coast of England, in the county of West Sussex. It lies on the eastern bank of the River Arun, where it meets the English Channel. Known for its beautiful beaches, the town attracts both tourists and locals seeking a relaxing coastal retreat.



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