



Council Tax Band - H
Energy Efficiency Rating – F

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

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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.

Glyn-Jones

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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

Flintacre, Toddington Lane

Littlehampton, West Sussex BN17 7PN

£745,000 - Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this exceptional and unique detached chalet-style property on Toddington Lane. The property offers spacious accommodation in a traditional flint building with a stylish contemporary finish. In our opinion, we feel this would make be perfect for a multi-generation family, as the property has the potential for an ANNEXE.

The front doors opens to a spacious split level entrance hall, giving access to the sitting room, the kitchen/dining room, a study and the south wing, where the ground floor bedrooms can be found, there is also a staircase leading to the first floor. The sitting room is a bright and spacious triple aspect room with windows and two sets of doors opening to the rear garden. There is a features log effect gas fire, set within a chimney breast open on both sides, a fitted bar area with curved granite worktop, and a set of double doors opens to the kitchen. The particularly spacious kitchen/diner, extending to approximately 28' in length, is extensively fitted out with high gloss grey and white fronted units and modern composite worktops, with a large central island. There are a large number of base storage units, an inset one and half bowl 'Schock' inset sink unit, an AEG ceramic hob and extractor, 2 built in 'Neff' ovens. A set of bi-folding doors opens to the rear garden. The high vaulted ceiling shows off exposed wooden beams and there is oak veneer flooring.

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The property enjoys a good size garden approximately 90' in width by 60' in depth, mainly laid to lawn garden, with well stocked shrub border, all enclosed by new 6' timber fencing. To the south, there is a large enclosed walled patio area, and a further patio to the rear (north) of the property.

Adjacent to the house is a large double garage with power and light, two remote operated up and over doors, unvented hot water cylinder, uPVC windows and door to the rear, and door from the kitchen. The garage is approached via a long driveway providing extensive off road parking.



The kitchen opens to a utility room with tall storage units, and a composite worktop with inset acrylic sink. The utility room gives access to a ground floor cloakroom with a modern contemporary suite. A further door from the kitchen leads to the double garage. The south wing comprises a good sized bedroom, a triple aspect reception room with fitted kitchenette and a modern bathroom with 'Roca' sanitary-ware comprising bath, shower, extra wide wash hand basin, low level WC and slate tiled walls. On the first floor, there is a small landing, with door to WC with wash hand basin. The master bedroom has a range of built-in furniture including two double wardrobes with two sets of drawers and a window overlooking rear garden. There is an en-suite shower room with large curved shower cubicle, wash hand basin, low level WC and slate part tiled walls. Bedroom 2 is a dual aspect room with a range of built-in bedroom furniture.

