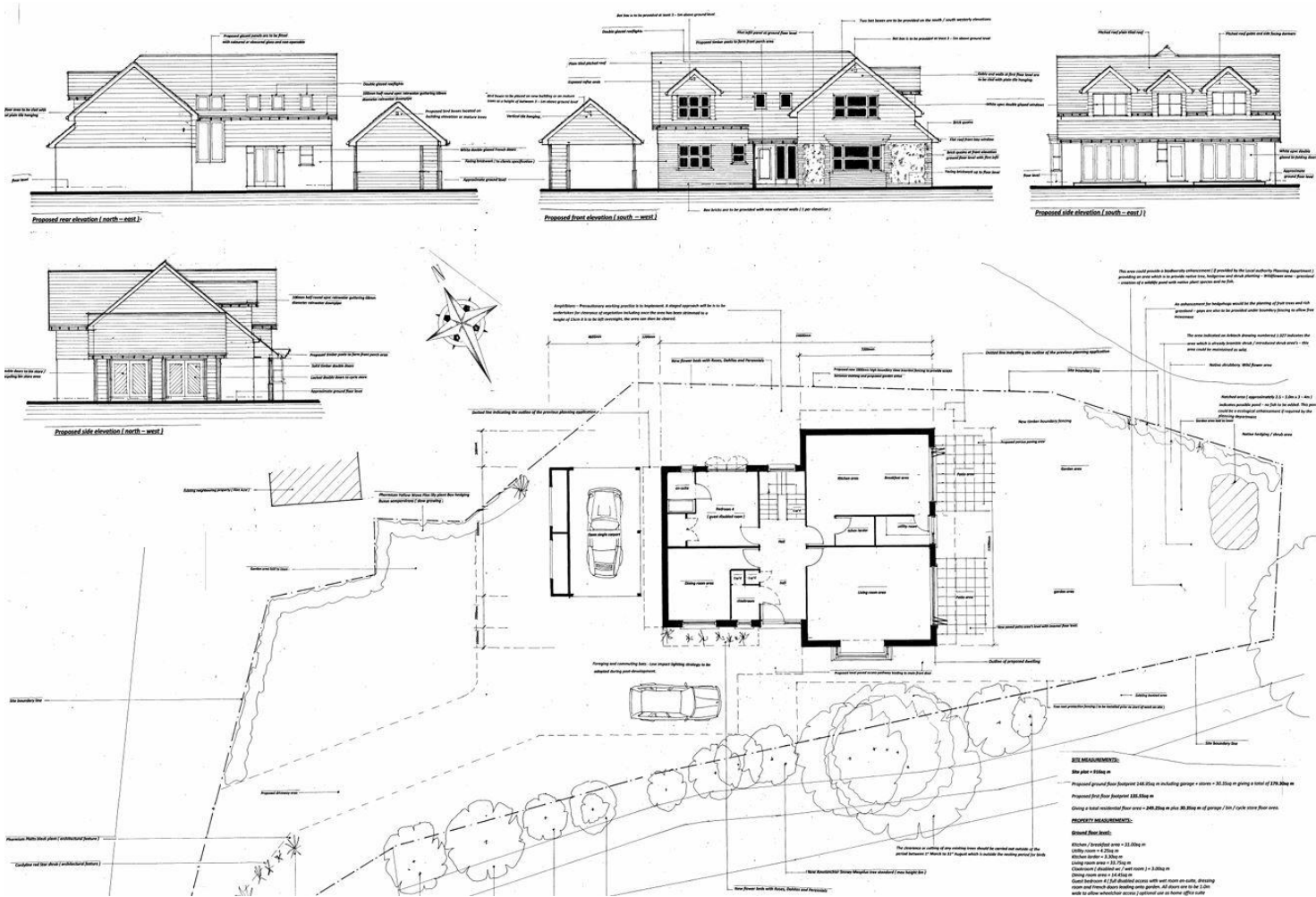


# Plot Of Land, Toddington Lane

## Littlehampton BN17 7PN

### £280,000 Freehold



Exciting Development Opportunity – Full Planning Approved for Executive Five Bedroom Home

A rare chance presents itself to acquire a generous plot of land extending to approximately 0.32 acres, nestled in a quiet and sought-after location just off Toddington Lane.

Planning Permission Granted

This coveted site benefits from Full Planning Consent granted by Arun District Council (Application LU/176/23/PL) for the construction of a substantial executive home spanning approximately 2,690 sq.ft. The proposed accommodation boasts a well-thought-out design, featuring a spacious open-plan kitchen/breakfast room, a living room, separate dining room, ensuite ground-floor double bedroom, utility room, cloakroom, four further double bedrooms (two en-suites) on the first floor, one of which would make an ideal home office, family bathroom. The property is ideal for modern work-from-home lifestyles.

Externally, the potential property offers a private rear garden along with a sizable further garden area adjacent to the driveway, as well as a car port, and bike store to the front. The plot also enjoys a degree of privacy

Don't miss out on this exceptional opportunity to create your dream home in this desirable West Sussex location. Contact us today to arrange a viewing. This property is available for sale via Private Treaty.

WITH OVER...

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.

Littlehampton Office  
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**Plot, Toddington Lane, Littlehampton BN17 7PN**  
**£280,000 Freehold**



**Prime Location**  
Conveniently located just a short drive from the historic and picturesque town of Arundel, this location offers the best of both worlds - peaceful countryside surroundings with easy access to award-winning restaurants, boutique shops, cultural landmarks such as Arundel Castle and the South Downs National Park. Nearby transport links include rail services to London and the south coast.



**Council Tax Band – TBC**  
**Energy Efficiency – TBC**



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