



Total Approx. Floor Area 540 ft² ... 50.2 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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by Jtm 2025

Council Tax Band - C
Energy Efficiency Rating – B
Estate Charge: £260 (approx.) per annum.

You are advised to have this confirmed by your legal representative at your earliest opportunity.



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.



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

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

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this modern end of terrace home, situated within the popular development of Hampton Park in Toddington. The property provides an ideal opportunity for first-time buyers, investors, or those looking to downsize.

The ground floor accommodation comprises an entrance hall leading into a spacious, open-plan kitchen/diner/living area. The modern kitchen is well-equipped with a range of base and eye-level units and features a breakfast bar, ideal for casual dining. The living space is bright and airy, benefiting from double doors that open out onto the rear garden. Additionally, there is a ground floor cloakroom for added convenience.

Upstairs, the property offers two double bedrooms and a family bathroom fitted with a shower over the bath. In our opinion, the property is presented in good clean decorative order throughout. Further benefits include gas-fired central heating and double glazing.

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Externally, the rear garden is fully enclosed and predominantly laid to lawn with a patio seating area, perfect for outdoor entertaining. A side gate provides access to the front of the property.

To the front, there is an allocated off-road parking space along with additional visitors' parking.

Hinchliff Drive is located within a modern development approximately one mile north of Littlehampton town centre. The area is well regarded for its blend of convenience and community feel, making it ideal for a range of buyers. Littlehampton itself offers a wide variety of attractions, including picturesque riverside walks along the River Arun, a popular seafront, and a thriving town centre with an array of shops, cafés, and leisure facilities. The property is also well positioned for access to local supermarkets and major trunk roads, providing excellent transport links to surrounding areas. Worthing and Brighton lie to the east, while Chichester is easily accessible to the west. For those seeking local heritage and charm, the historic city of Arundel is just a short drive away, offering a wealth of attractions including Arundel Castle and scenic countryside walks. Littlehampton also benefits from a mainline railway station, offering direct services to London and the South Coast, making this an ideal location for commuters.

