



3 Toddington Park, Littlehampton BN17 6JZ
£479,995 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Detached 4 Bedroom House
- Double Width Garage & Drive
- En Suite & Family Shower Room
- 2 Reception Rooms & Study
- Spacious Kitchen/Breakfast Room
- Cloakroom & Utility Room
- No Onward Chain
- Council Tax Band - 'E'
- EPC Rating - 'D'

A detached house with four double bedrooms, en suite, family shower room and double width garage.

The property really does offer a lot of spacious accommodation and is offered for sale with no onward chain.

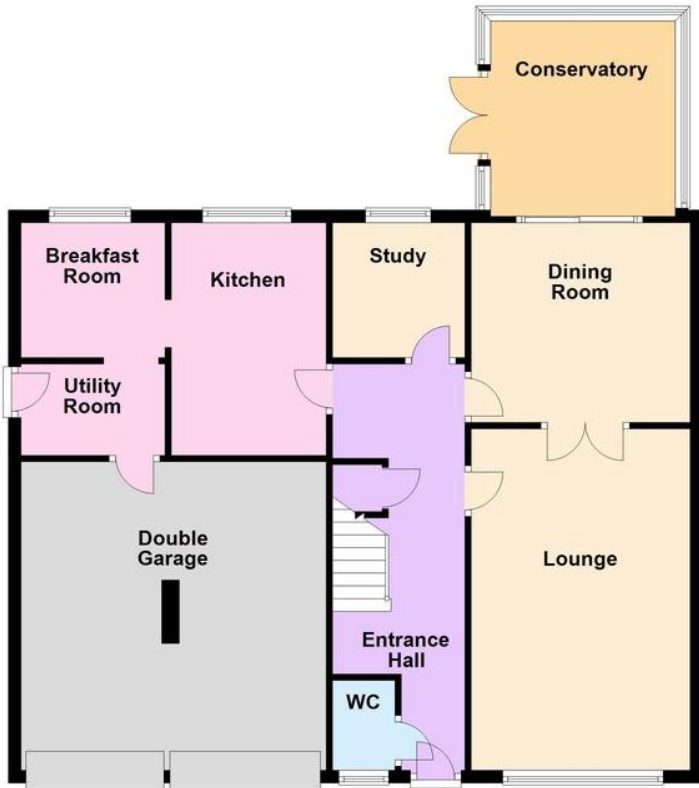
Features include gas central heating, double glazing, security alarm system and a west facing established rear garden.

We would strongly recommend internal viewing to fully appreciate the lovely accommodation that this property offers.

The house is situated within a modern development just off Toddington Lane which is to the north of Littlehampton and accessed from the Worthing Road (A259).



Ground Floor
Approx. 100.6 sq. metres (1083.1 sq. feet)



First Floor
Approx. 64.9 sq. metres (698.7 sq. feet)



Total area: approx. 165.5 sq. metres (1781.8 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

17' 8" x 11' (5.38m x 3.35m)

DINING ROOM

11' 4" x 10' 4" (3.45m x 3.15m)

CONSERVATORY

10' 1" x 9' 7" (3.07m x 2.92m)

STUDY

7' 2" x 6' 10" (2.18m x 2.08m)

KITCHEN

12' x 8' (3.66m x 2.44m)

BREAKFAST ROOM

7' 5" x 7' (2.26m x 2.13m)

UTILITY ROOM

BEDROOM 1

18' x 11' 3" (5.49m x 3.43m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2

12' 10" x 8' 9" (3.91m x 2.67m)

BEDROOM 3

10' 4" x 10' 1" (3.15m x 3.07m)

BEDROOM 4

9' 6" x 8' 9" (2.9m x 2.67m)

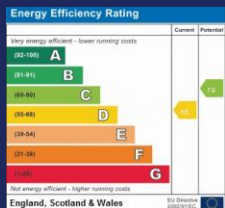
FAMILY SHOWER ROOM/WC

DOUBLE WIDTH GARAGE

17' 4" x 16' 5" (5.28m x 5m)

DOUBLE WIDTH DRIVE

ESTABLISHED WEST REAR GARDEN



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