



17 Toddington Park, Littlehampton BN17 6JZ  
**£595,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Detached House**
- **4 Bedrooms**
- **Large Drive & Double Garage**
- **Stunning Conservatory**
- **Master Bedroom with En Suite**
- **Internal Viewing Recommended**
- **Refitted Luxury Kitchen**
- **Council Tax Band 'E'**
- **EPC Rating: - 'D'**

A particularly spacious modern four bedroom detached house which has been individually redesigned by the present owners along with being lavishly modernised throughout and the addition of a stunning 29'1 x 11'5 conservatory.

Features include an exceptionally large private drive that can provide off road parking for numerous vehicles and also a motor home or caravan; double width detached garage with twin electric roller doors; luxury refitted kitchen with built in appliances including integrated dishwasher, drinks fridge and microwave. The master bedroom has an extensive range of built in wardrobes and an en suite shower room. Gas central heating and double glazing.

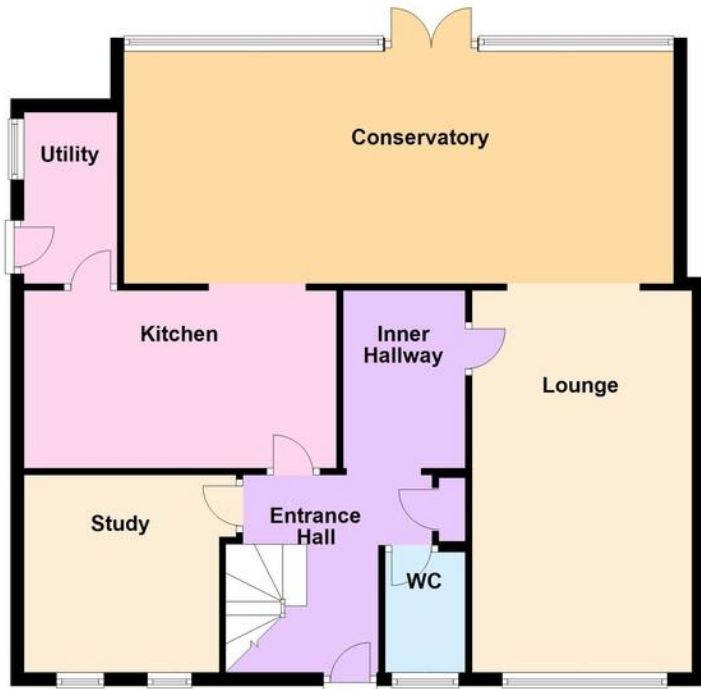
Delightfully secluded and private rear garden with patio, lawns and seating area all surrounded by hedging.

We would strongly recommend internal viewing to fully appreciate this delightful property.

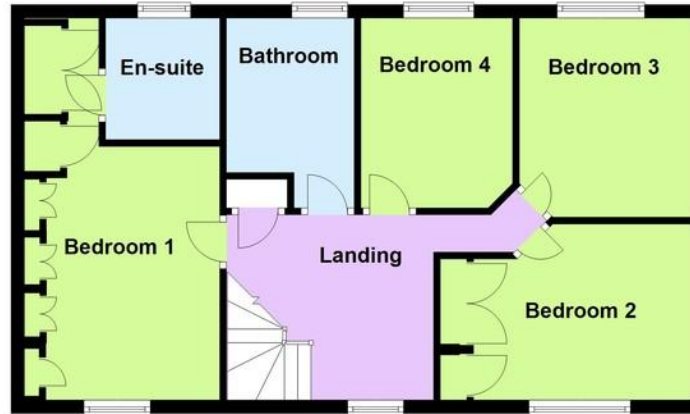
The house is situated within a modern development just off Toddington Lane which is to the north of Littlehampton and accessed from the Worthing Road (A259).



**Ground Floor**  
Approx. 91.3 sq. metres (982.8 sq. feet)



**First Floor**  
Approx. 57.6 sq. metres (620.0 sq. feet)



Total area: approx. 148.9 sq. metres (1602.9 sq. feet)

**SPACIOUS ENTRANCE HALL**

**INNER HALL**

**CLOAKROOM**

**LOUNGE**

18' 9" x 10' 10" (5.72m x 3.3m)

**KITCHEN**

15' 5" x 8' 9" (4.7m x 2.67m)

**UTILITY ROOM**

8' 5" x 4' 7" (2.57m x 1.4m)

**CONSERVATORY**

29' 1" x 11' 5" (8.86m x 3.48m)

**STUDY**

9' 8" x 9' 8" (2.95m x 2.95m)

**BEDROOM 1**

17' 2" x 10' 1" (5.23m x 3.07m)

**EN SUITE SHOWER ROOM/WC**

**BEDROOM 2**

12' 5" x 8' 8" (3.78m x 2.64m)

**BEDROOM 3**

10' 2" x 9' 9" (3.1m x 2.97m)

**BEDROOM 4**

9' 4" x 7' 6" (2.84m x 2.29m)

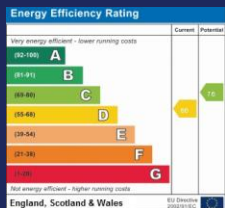
**FAMILY BATHROOM/WC**

**LARGE PRIVATE DRIVE**

**DETACHED DOUBLE GARAGE**

16' 10" x 16' (5.13m x 4.88m)

**ESTABLISHED FEATURE GARDENS**



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