



Toddington Park, Littlehampton, BN17 6JZ

Freehold

Four-Bedrooms • Detached Family Home • Double Garage & Driveway • Quiet Location • Secluded Rear Garden • En-Suite to Primary Bedroom • Great Commuter Links Nearby • Approx. 1804 sq. ft (167.6 sq. m)

Cooper Adams

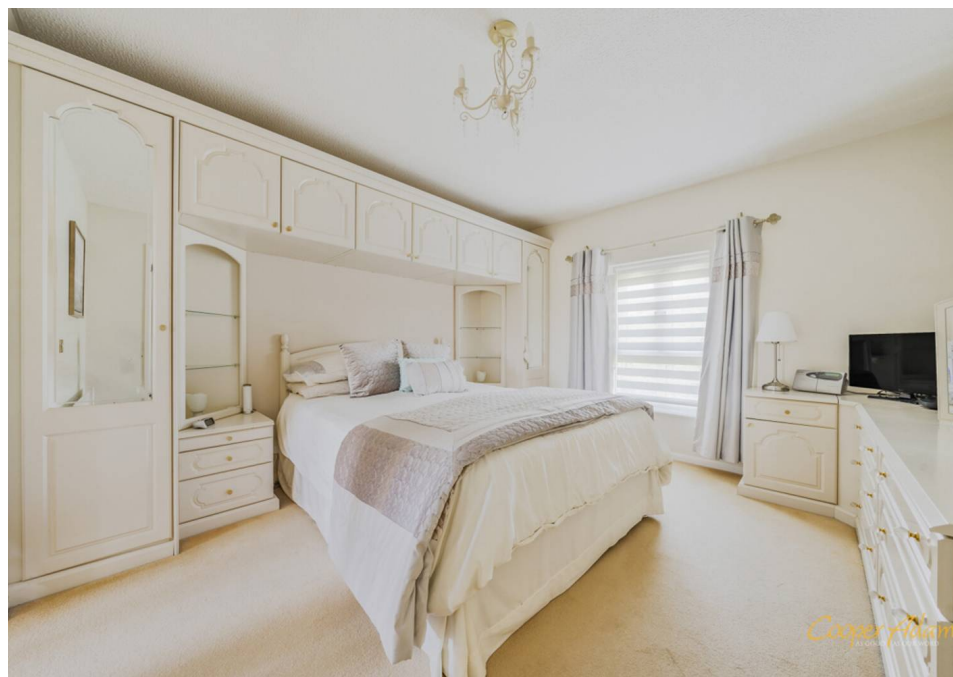
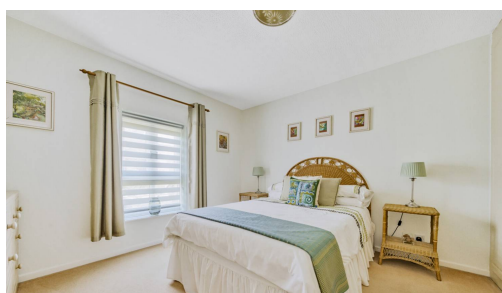
This beautifully maintained four-bedroom home offers so much potential to any growing family. The enchanting rear garden provides not only a space for the kids to run and play, but also for the parents to enjoy a peaceful moment with a glass of something lovely, listening to the birds chirping. Additional benefits include a spacious double garage, driveway, a summerhouse in the garden and an en-suite to primary bedroom. Engulfed in natural light all day long, this home oozes a calm and peaceful feeling. Immaculately presented throughout, this delightful property is ready and waiting for its new owners to move straight in!

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



Littlehampton, a vibrant seaside town at the River Arun's mouth, offers great shopping, entertainment, and day-to-day amenities. With two award-winning beaches, scenic river views, and captivating architecture like the Stage by the Sea, it's a popular destination for all. Leisure options include golf, cycling, and the Littlehampton WAVE Swimming and Sports Centre for indoor fun.



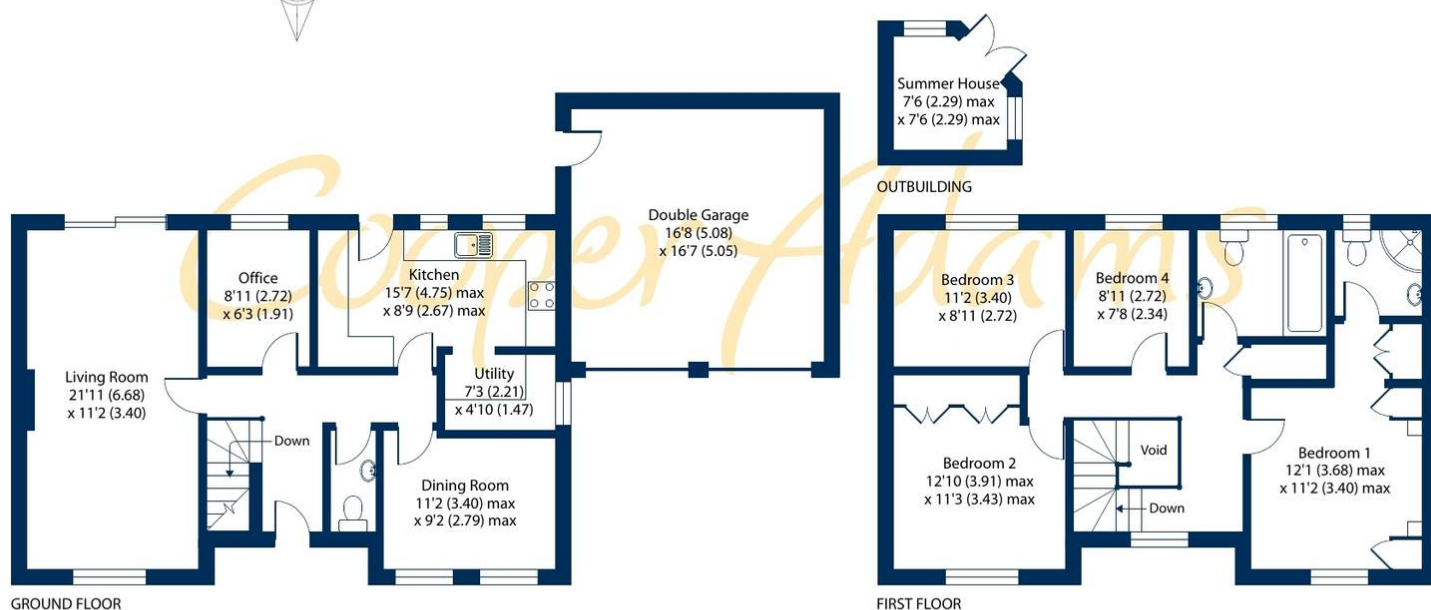
Toddington Park, Littlehampton, West Sussex, BN17

Approximate Area = 1754 sq ft / 162.9 sq m (includes garage)

Outbuilding = 50 sq ft / 4.6 sq m

Total = 1804 sq ft / 167.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cooper Adams Estates Limited. REF: 1149057

Council Tax band: E, EPC Energy Efficiency Rating: C, EPC Environmental Impact Rating: D

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