



Toddington Lane

, Littlehampton, BN17 6JX

Guide price £375,000

Freehold Council Tax Band



We are delighted to offer to the market this chain-free family home situated in Toddington Lane.

In brief, the accommodation comprises a solid front door into entrance hall with under stairs storage cupboard and ground floor WC. There are double doors opening onto the double aspect lounge/diner with French doors opening onto the rear garden. There is a kitchen with a pleasing outlook over the rear garden.

To the first floor there are three good-sized bedrooms with bedroom one having a range of fitted wardrobes and bedroom 2 having a wardrobe recess. There is also a coloured bathroom suite.

Externally, the front garden is laid to lawn whilst the rear garden has a cobbled effect and has ease of maintenance. There is a good-sized garage with a remote up and over door, and further parking in front of the garage.

Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the overall size of this family home.

Toddington Lane is located to the northern outskirts of the seaside town of Littlehampton. A most convenient location for commuting with easy access to trunk roads (A259 and A27), providing links to nearby towns and villages. Worthing and Brighton are to the east, 8 and 20 miles respectively, Chichester 14 miles to the west and the historic town of Arundel with castle and cathedral just 3.5 miles distance. There are mainline railway stations at Littlehampton and Arundel, with a regular service to London Victoria (90 mins). Littlehampton offers extensive amenities with award winning beaches, a links golf course and its own harbour. Local schools, doctors surgeries and a choice of supermarkets are all at hand.

Entrance hall  
15'6 x 5'11 (4.72m x 1.80m)

Ground floor w/c







Double doors to double aspect lounge/diner  
30'9 x 11'1 narrowing to 9'11  
(9.37m x 3.38m narrowing to 3.02m)

Kitchen  
13'0 x 7'9 (3.96m x 2.36m)

Stairs to first floor

Bedroom one  
15'10 x 11'4 (4.83m x 3.45m)

Bedroom two  
13'2 x 9'6 (4.01m x 2.90m)

Bedroom three  
7'10 x 11'10 (2.39m x 3.61m)

Family bathroom  
6'5 x 7'7 (1.96m x 2.31m)

Front garden

Feature low maintenance rear garden

Personal door to garage with remove up & over door  
16'7 x 8'9 (5.05m x 2.67m)

Parking in front of the garage



Floor Plan



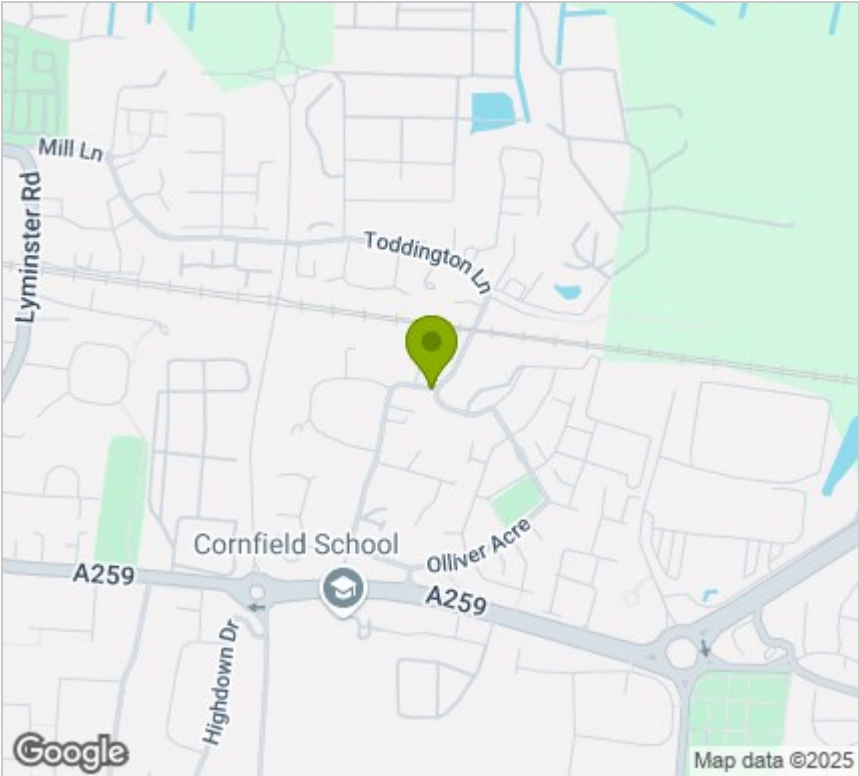
Viewing

Please contact our Ferring Sales Office on 01903 958655 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Area Map



Energy Efficiency Graph

