



Total Area: 1413 ft<sup>2</sup> ... 131.3 m<sup>2</sup> (Excluding Conservatory)

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 error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by Jtm 2025



Rustington Office  
01903 770095  
rustington@glyn-jones.com

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.

Elmfield, Toddington Lane,  
Littlehampton, West Sussex BN17 6JX

£625,000 - Freehold

Glyn-Jones



**A 1950s Detached Family House, offering great scope for refurbishment and further potential for development.**

This attractive brick built detached house sits on a large plot, approaching one third of an acre. There has previously been planning permission granted for a further detached dwelling to the south of the property, this can be found at Arun District Council (see Agent's Note).

The existing property offers bright and spacious accommodation, comprising, on the ground floor: 26'3 lounge/dining room with French doors to a small glazed lean-to; basic fitted kitchen overlooking the rear garden; 2<sup>nd</sup> reception room/ 4<sup>th</sup> bedroom and ground floor cloakroom. On the first floor: there are three sizeable bedrooms and a large bathroom/WC. Outside there is a brick built double garage, a large secluded west facing garden and a number of timber outbuildings.

The property would lend itself well to refurbishment, retaining some notable features, including original Crittall windows throughout and an open fireplace in the lounge. The house benefits from gas fired central heating, and is generally in good clean order. The property is available with immediate vacant possession.



At an Average rating of  
4.9/5 ★★★★★



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**Outside** – The property sits on a large plot of just under 1/3rd of an acre. The west facing rear garden measures approximately 100m in width x 65m in depth. The garden is mainly laid to lawn with mature trees on the boundary. The front and side gardens are expansive and mature with well-established shrubs and bushes providing screening from the road.

**Agents Note** - Permission has previously be granted for a development on the south side of Elmfield, although now lapsed, the original application and permission can be viewed on Arun District Council’s website, planning reference LU/151/00

Council Tax Band – F Energy Efficiency Rating – E

Location –

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.

