



**Price**  
**£500,000**

**Freehold**

4x  2x  2x 

**Toddington Park,  
Littlehampton, West  
Sussex, BN17**

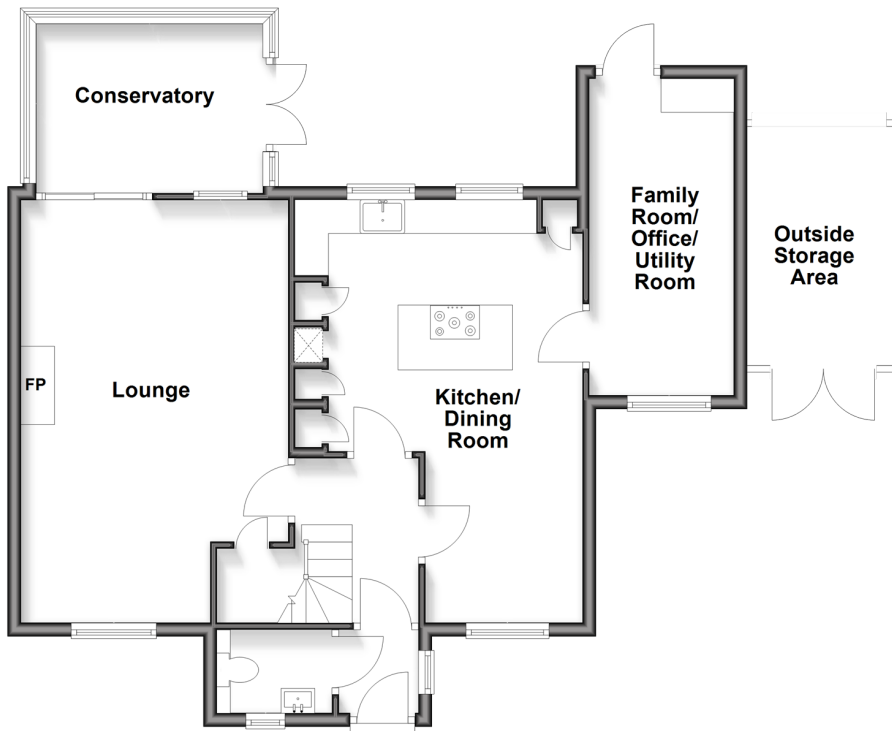
**OVER 60?**

Secure this property  
for up to **59% less!**

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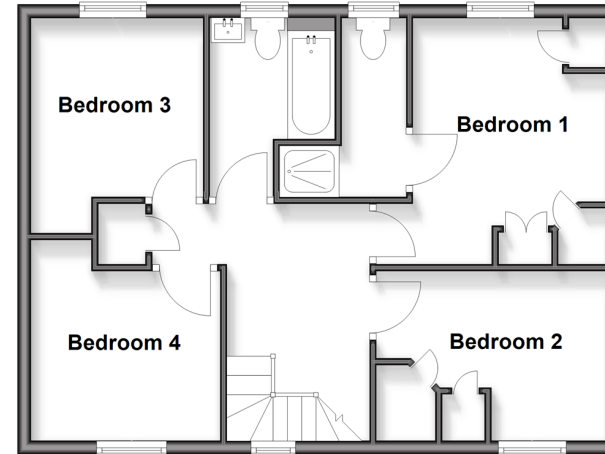
## Ground Floor

Approx. 75.7 sq. metres (815.1 sq. feet)



## First Floor

Approx. 53.9 sq. metres (580.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway  
Cloakroom  
Lounge: 20'4 x 12'11 (6.20m x 3.94m)  
Kitchen: 14'2 x 12'3 (4.32m x 3.74m)  
Utility Area  
Family Room/Office/Utility: 15'9 x 7'1 (4.80m x 2.16m)  
Conservatory: 10'11 x 10'7 (3.33m x 3.23m)

### FIRST FLOOR

Landing  
Bedroom 1: 12'7 x 11'11 (3.84m x 3.63m)  
En-suite Shower Room  
Bedroom 2: 11'11 x 7'11 (3.63m x 2.41m)  
Bedroom 3: 9'10 x 9'5 (3.00m x 2.87m)  
Bedroom 4: 10'6 x 8'5 (3.20m x 2.57m)  
Family Bathroom

### OUTSIDE

Outside Storage Area  
Front Garden  
Rear Garden  
Off Road Parking



## Main features

- Beautifully presented home
- Located in a quiet Cul de Sac
- Stunning newly fitted kitchen
- Additional room used as a home office
- Outbuilding in rear garden ideal for a gym or playroom
- Ample off road parking

## Nearest Schools

Primary Schools: St Catherine's Catholic Primary, Littlehampton 0.3 miles, Flora McDonald Junior School 0.5 miles, Connaught Junior School 0.7 miles

Secondary Schools: Cornfield School, Littlehampton 0.1

## Transport Information

Train Stations: Littlehampton 0.9 miles, Arundel 1.8 miles, Ford 1.8 miles

## Address

Toddington Park, Littlehampton, West Sussex, BN17

## Directions

For directions to this property please contact us.



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■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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