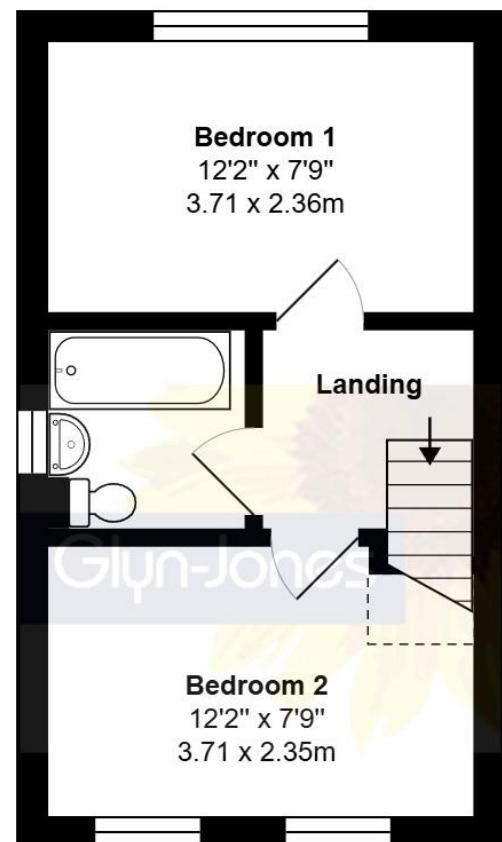




Ground Floor



First Floor

Total Area: 542 ft<sup>2</sup> ... 50.4 m<sup>2</sup>

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

Council Tax Band - C  
Energy Efficiency Rating - B  
Tenure - Freehold

WITH OVER...



At an Average rating of

4.9/5 ★★★★★

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.

**61 Hinchliff Drive, Littlehampton**  
**West Sussex, BN17 7GB**  
**£260,000 – Freehold**



**Modern Semi Detached House | Two Double Bedrooms | Open Plan Kitchen/Living Room | Downstairs Cloakroom | Modern Bathroom | Double Glazing | Gas Central Heating | Enclosed Sunny Rear Garden | Allocated Parking Space & Additional Visitors Parking | NO CHAIN | Close To Amenities | EER - B**

Glyn-Jones and Company are delighted to offer for sale this beautifully presented semi-detached home situated within the modern popular development of Hampton Park in Toddington.

The accommodation to the ground floor comprises; an entrance hall with stairs to the first floor leading in to the open plan kitchen/diner/living space with a separate ground floor cloakroom. The modern kitchen is equipped with a range of base and eye level units along with a breakfast bar. The living space features a storage cupboard and allows access out to the sunny garden via double doors. The enclosed rear garden is laid predominantly to lawn with patio space and a side gate leading back to the front of the property. To the first floor there are two double bedrooms and a family bathroom with a shower over the bath. In our opinion, the property is presented in good clean decorative order throughout and benefits from gas fired central heating, double glazing and neutral décor.

To the front there is an allocated off road parking space as well as visitors parking.

NO CHAIN. Viewing is advised.



Littlehampton Office

01903 739000

littlehampton@glyn-jones.com



At an Average rating of

4.9/5 ★★★★★



Littlehampton Office  
01903 739000  
www.glyn-jones.com

# 61 Hinchliff Drive, Littlehampton, West Sussex BN17 7GB

£260,000

Hinchliff Drive is situated within a modern development approximately 1 mile north of Littlehampton town centre. Littlehampton has many attractions including delightful river side walks along the River Arun.

The position is also within close proximity of local supermarkets and major trunk roads giving access to Worthing and Brighton to the East and Chichester to the West. The historic City of Arundel is within a few miles where many local attractions can also be found. Littlehampton also offers a mainline railway station.



## Property Information

Tenure - Freehold

Council Tax – C

Energy Efficiency Rating - B

