



Tree Tops Toddington Lane, Wick – BN17 6JX

£385,000 Freehold

Meticulously renovated throughout – a stylish, move-in-ready home ideal for a professional couple, family or those looking to retire. • Modern kitchen/diner with a full range of AEG appliances, including wine cooler, dishwasher, double oven with microwave, gas hob and Quooker Hot-Tap. • Bi-folding doors open from the kitchen/diner onto a landscaped garden with porcelain patio areas and pathway. • Bright and spacious living room featuring a real open fireplace and fitted internal window shutters. • Three generous double bedrooms, all with fitted wardrobes, with the principal bedroom benefiting from additional Sharps fitted wardrobes. • Contemporary main shower room with underfloor heating, floor-level open shower, floating WC and heated towel rail. • Secluded setting with a fantastic-sized garden, forming one of just four homes and offering a good degree of privacy. • Excellent location close to Rustington village centre, Sainsbury's, Waitrose, Next and other amenities, with Littlehampton town centre and riverfront also nearby.

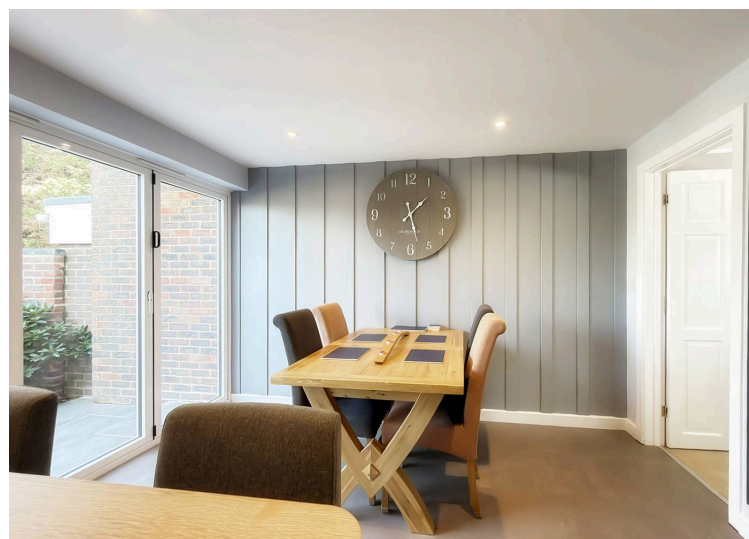
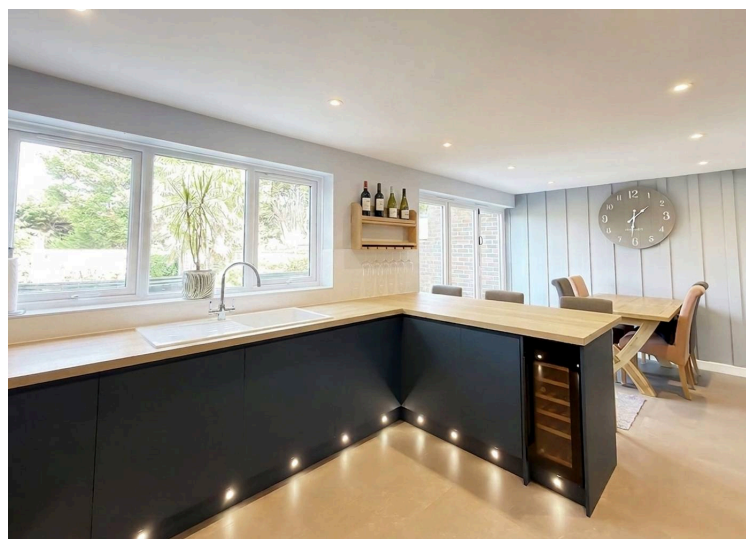
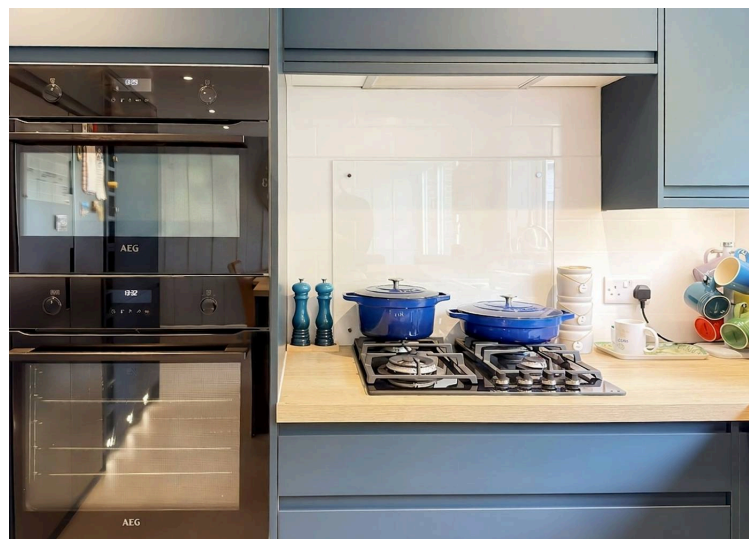


Meticulously renovated in recent years, this stylish and beautifully presented home offers well-planned accommodation ideal for a professional couple, growing family or those looking to retire to a property that is ready to move straight into. One of just four unique homes in a secluded setting, the property combines generous living space with a high-quality contemporary finish.

The modern kitchen/diner features a comprehensive range of AEG appliances including wine cooler, dishwasher, double oven with microwave and gas hob, plus a Quooker hot tap, while a useful built-in pantry provides additional storage. Bi-folding doors open onto the landscaped garden with porcelain non-slip patio areas and pathway. The bright living room benefits from a real open fireplace and fitted internal shutters, with shutters also fitted to the front of the house. The entrance hall has attractive oak-finished handrails and bannisters with glass panels, while the stylish downstairs WC features three-way lighting, underfloor heating and ambient lighting. Upstairs are three well-proportioned double bedrooms, all with built-in wardrobes, with the principal bedroom further benefiting from additional bespoke Sharps fitted wardrobes. The impressive main shower room is fully tiled and features a floor-level open shower, floating WC, heated towel rail, quick-demist mirror and underfloor heating.

Further improvements include a recently installed combi boiler with HALO control. Outside, the good-sized landscaped garden provides a private space for relaxing or entertaining, while a garage within the communal compound offers valuable additional storage and parking. The location adds further appeal, being within easy reach of Rustington village centre with its wide range of shops and amenities, including Sainsbury's, Waitrose, Next and more. Littlehampton town centre and its attractive riverfront are also close by, providing further shopping, dining and leisure options. Combining generous accommodation, thoughtful improvements, stylish presentation and a move-in-ready finish, this is a particularly appealing home that is well worth viewing to fully appreciate what it has to offer.

Council Tax Band: D | EPC Energy Efficiency Rating: D





Kitchen/Diner

20' 1" x 10' 10" (6.12m x 3.30m)

Living Room

20' 1" x 10' 10" (6.12m x 3.30m)

WC

Bedroom 1

13' 8" x 12' 10" (4.17m x 3.91m)

Bedroom 2

12' 9" x 9' 10" (3.89m x 3.00m)

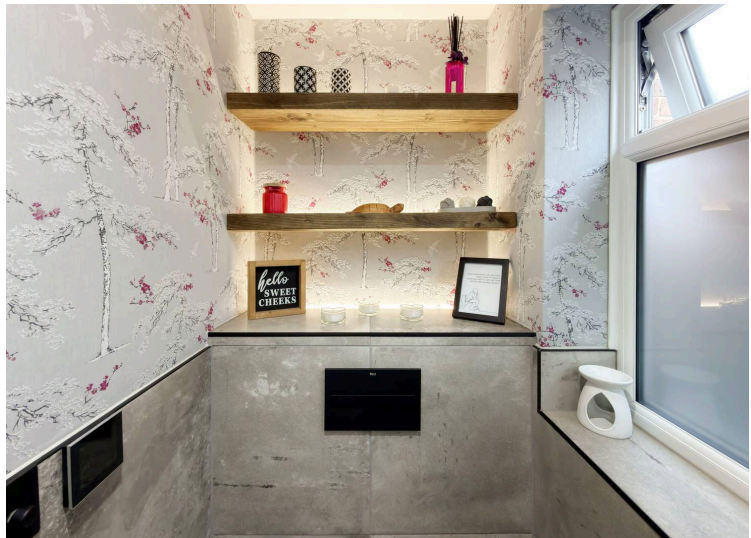
Bedroom 3

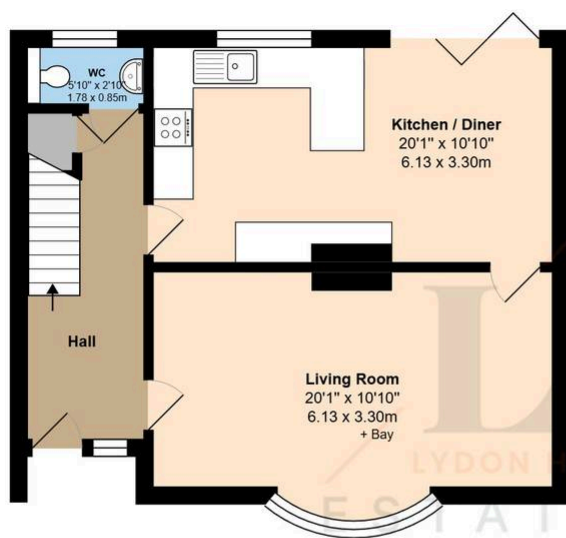
10' 11" x 10' 4" (3.33m x 3.15m)

Shower Room

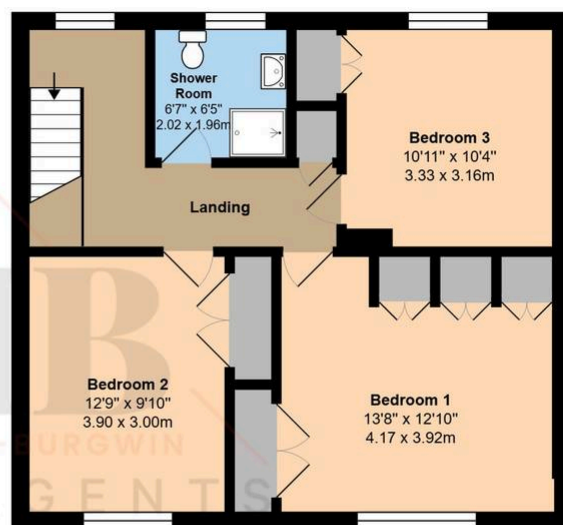
6' 7" x 6' 5" (2.01m x 1.96m)







Ground Floor



First Floor

Total Area: 1223 ft² ... 113.6 m²

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.

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