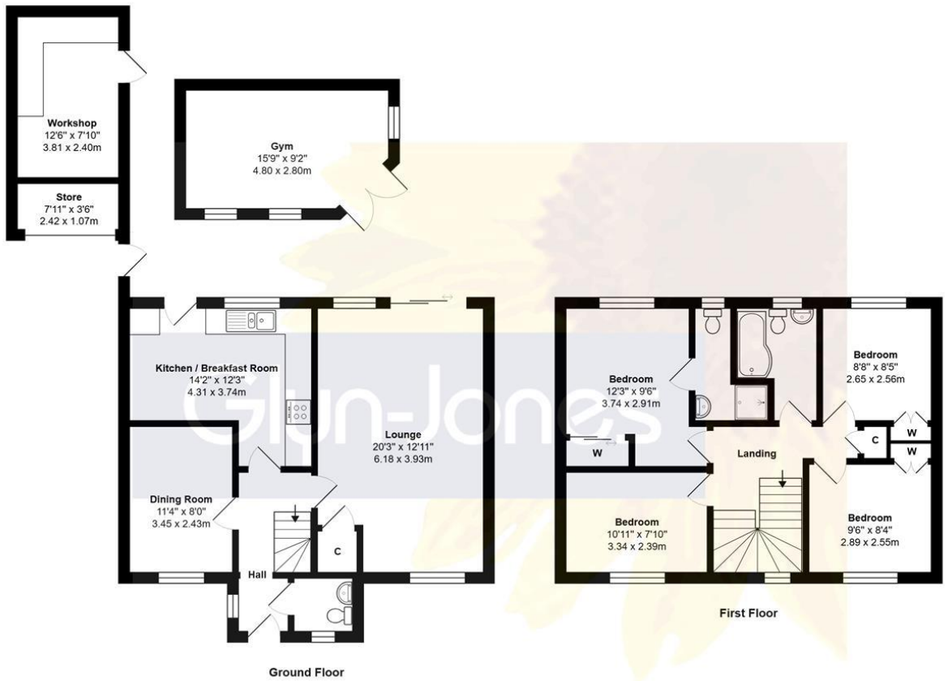


Total Approx.Floor Area 1458 ft² ... 135.5 m² (Includes Workshop, Store & Gym))

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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

Council Tax Band: E

Energy Efficiency Rating: C

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 carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable. Glyn-Jones and Company may from time to time receive referral fees from businesses we recommend, including for financial services advice and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.

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25 Toddington Park, Littlehampton, West Sussex BN17 6JZ

Offers Over £450,000 – Freehold



Glyn Jones and Company are delighted to offer for sale this beautifully presented detached family home, ideally situated within a quiet cul-de-sac on a sought-after modern development on the outskirts of Littlehampton.

Offering bright, spacious and well planned accommodation throughout, this attractive property has

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

25 Toddington Park, Littlehampton, West Sussex BN17 6JZ
Offers Over £450,000 – Freehold







Externally, the property enjoys a delightful mature rear garden which provides a high degree of privacy and seclusion. Beautifully landscaped in a cottage garden style, it features a shaped lawn, well stocked flower and shrub borders, a fish pond and two patio seating areas, including a full width porcelain paved terrace adjoining the house, creating an ideal space for outdoor entertaining and family enjoyment. A substantial timber cabin/studio measuring approximately 15'8 x 9'2 offers excellent versatility and could be utilised as a home office, gym, hobbies room or additional recreational space.

To the front of the property is an attractive open plan garden with established planting and an area laid to stone chippings which could provide potential additional hard standing, subject to any necessary consents. A brick-built garage is positioned to the side of the property and has been partially divided to create a useful workshop and storage area. The garage is approached via a long private driveway providing off road parking for several vehicles.

Location – Toddington Park is a small select development of similar executive style detached houses, constructed approximately 30 year ago. No. 25 is located in a sought after cul-de-sac position
With easy access to neighbouring trunk roads (A259 and A27) the location lends it well to the commuter. Also ideally positioned for the family, there is a choice of primary schools nearby and Littlehampton Academy is less than a mile on foot.





