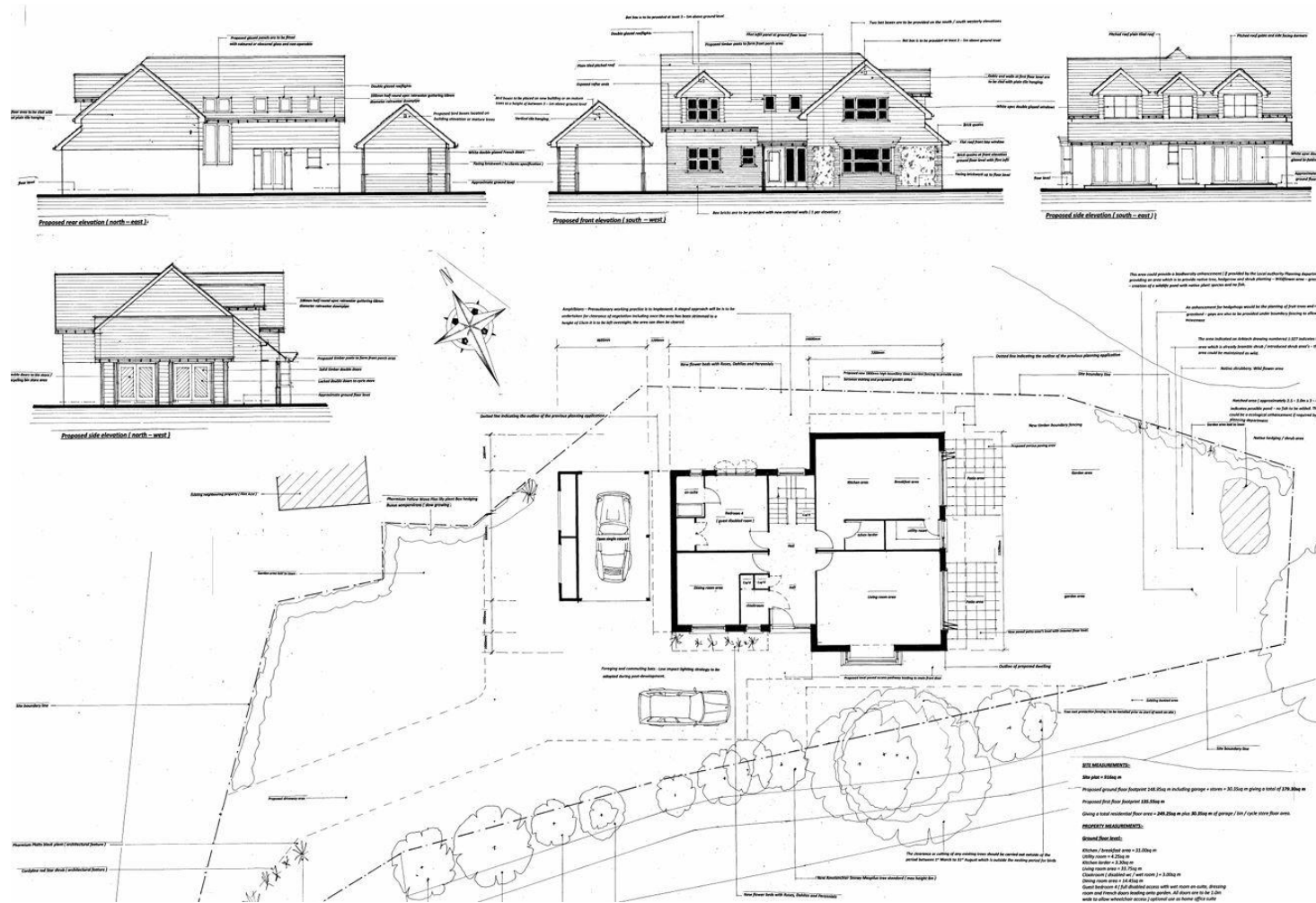


**Plot Of Land, Toddington Lane  
Littlehampton BN17 7PN  
£250,000 Freehold**

**Glyn-Jones**



Exciting Development Opportunity – Full Planning Approved for Executive Five Bedroom Home

A rare chance presents itself to acquire a generous plot of land extending to approximately 0.32 acres, nestled in a quiet and sought-after location just off Toddington Lane.

**Planning Permission Granted**

This coveted site benefits from Full Planning Consent granted by Arun District Council (Application LU/176/23/PL) for the construction of a substantial executive home spanning approximately 2,690 sq.ft. The proposed accommodation boasts a well-thought-out design, featuring a spacious open-plan kitchen/breakfast room, a living room, separate dining room, ensuite ground-floor double bedroom, utility room, cloakroom, four further double bedrooms (two en-suites) on the first floor, one of which would make an ideal home office, family bathroom. The property is ideal for modern work-from-home lifestyles.

Externally, the potential property offers a private rear garden along with a sizable further garden area adjacent to the driveway, as well as a car port, and bike store to the front. The plot also enjoys a degree of privacy

Don't miss out on this exceptional opportunity to create your dream home in this desirable West Sussex location. Contact us today to arrange a viewing. This property is available for sale via Private Treaty.

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.



Littlehampton Office  
01903 739000  
littlehampton@glyn-jones.com

**Plot, Toddington Lane, Littlehampton BN17 7PN**  
**£290,000 Freehold**



**Prime Location**

Conveniently located just a short drive from the historic and picturesque town of Arundel, this location offers the best of both worlds - peaceful countryside surroundings with easy access to award-winning restaurants, boutique shops, cultural landmarks such as Arundel Castle and the South Downs National Park. Nearby transport links include rail services to London and the south coast.



**Council Tax Band – TBC**  
**Energy Efficiency – TBC**



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. Please note that the pictures used in this brochure are artist impressions of the completed project.



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