



6 Toddington Park, Littlehampton BN17 6JZ
£520,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

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- **Spacious Detached House**
- **4 Bedrooms**
- **En Suite & Family Bathroom**
- **Gas Central Heating**
- **Excellent Decorative Order**
- **Private Drive to Garage**
- **Delightful South Rear Garden**
- **Council Tax Band 'E'**
- **EPC Rating 'C'**

A modern spacious four bedroom detached house with en suite and family bathroom, in excellent order throughout having been modernised by the present owners. We would strongly recommend internal viewing to be able to fully appreciate both the accommodation and condition of this stunning house.

Features include: - gas central heating with 'A' rated boiler, double glazing, cavity wall insulation, an energy efficient high 'C' rated EPC, refitted modern kitchen with built in appliances including Neff electric oven and gas hob, security alarm system and feature south facing rear garden. The wardrobes in bedroom one and two are included.

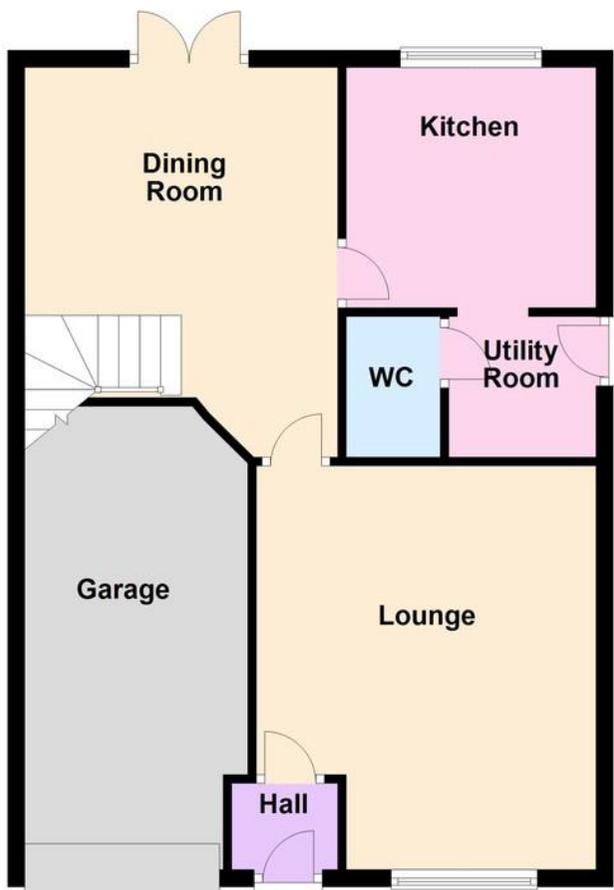
In brief the accommodation comprises: - entrance hall, lounge, dining room, refitted modern kitchen, utility room, ground floor cloakroom, master bedroom with en suite shower room/WC with Aqualisa shower, three further good size bedrooms and a family bathroom/WC, also with Aqualisa shower.

The property is pleasantly situated within a modern development of executive style homes built by Bloor Homes and as you enter Toddington Park, number 6 is in small cul-de-sac on the left.



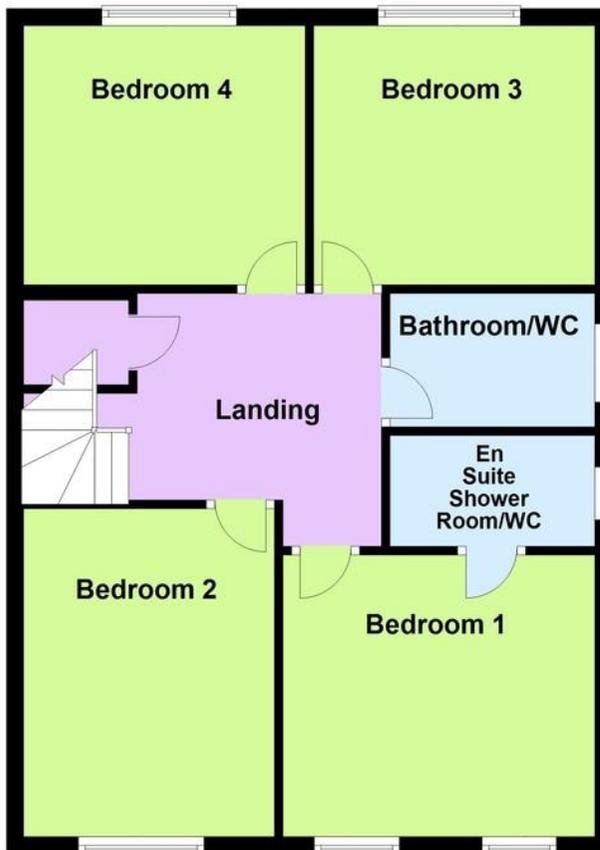
Ground Floor

Approx. 62.4 sq. metres (671.8 sq. feet)



First Floor

Approx. 63.1 sq. metres (679.2 sq. feet)



Total area: approx. 125.5 sq. metres (1351.0 sq. feet)

ENTRANCE HALL

LOUNGE

15' 4" x 13' 8" (4.67m x 4.17m)

DINING ROOM

15' 2" x 12' 1" (4.62m x 3.68m)
max

KITCHEN

9' 7" x 9' 2" (2.92m x 2.79m)

UTILITY ROOM

CLOAKROOM

BEDROOM 1

12' x 11' 2" (3.66m x 3.4m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2

12' 5" x 10' (3.78m x 3.05m)

BEDROOM 3

11' 1" x 9' 4" (3.38m x 2.84m)

BEDROOM 4

10' 10" x 9' 10" (3.3m x 3m)

FAMILY BATHROOM/WC

PRIVATE DRIVE

GARAGE

17' 9" x 8' 3" (5.41m x 2.51m)
max

SOUTH FACING REAR GARDEN



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