



The Chimes, Toddington Lane, Littlehampton BN17 6JX
£320,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- Extended 2 Bedroom House
- Off Road Parking & Garage
- Spacious Kitchen/Dining Room
- Internal Viewing Recommended
- Spacious Accommodation
- Gas Central Heating & Double Glazing
- Landscaped Rear Garden
- No Onward Chain
- EPC Rating: - 'D'

An extended end of terrace house offering bright and spacious accommodation in excellent decorative order throughout.

In brief the accommodation comprises: - entrance hall, lounge, modern refitted kitchen with dining and breakfast areas, two good size bedrooms and a bathroom/WC.

Outside there is a private drive to the front which provides off road parking for up to four cars. The rear garden is neatly landscaped with paving and a raised decked area. There is a garage with up and over door and personal side door into the garden.

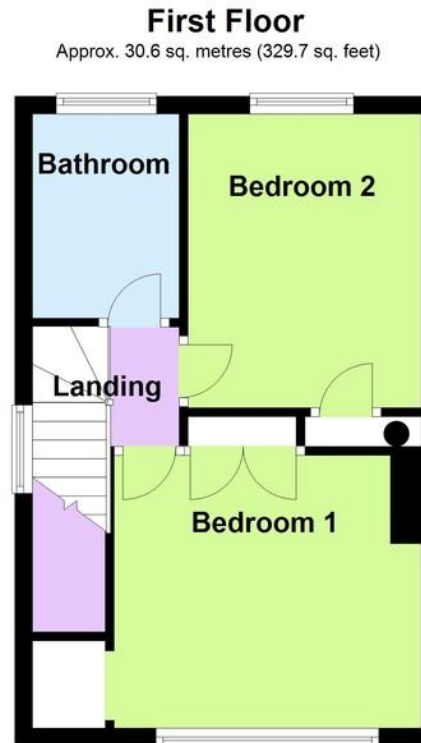
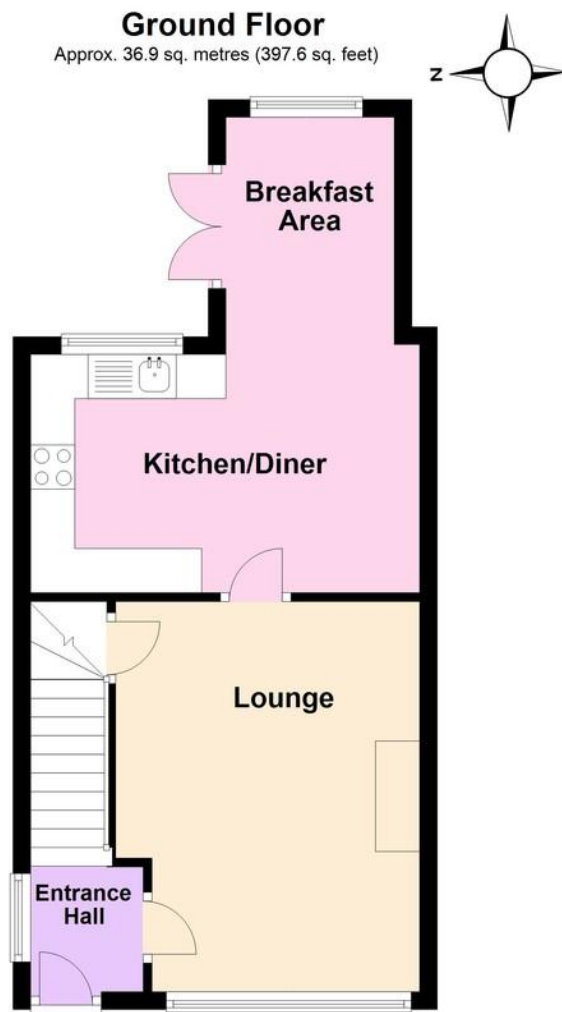
We would strongly recommend internal viewing to fully appreciate the lovely bright and spacious accommodation that this property offers.

The Chimes is situated in Toddington Lane which runs between the Worthing Road (A259) and Mill Lane, which runs into Lyminster Road (A284). This part of Toddington Lane will benefit tremendously from the current road changes that are currently taking place in the area and in particular the proposed closure of the railway crossing. This should revert Toddington Lane back to a much quieter lane.

Council Tax Band 'C'

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.





Total area: approx. 67.6 sq. metres (727.3 sq. feet)

ENTRANCE HALL

LOUNGE

14' 6" x 11' 4" (4.42m x 3.45m)

KITCHEN/DINER

14' 5" x 9' (4.39m x 2.74m)

BREAKFAST AREA

8' 5" x 6' 3" (2.57m x 1.91m)

BEDROOM 1

11' 5" x 10' 1" (3.48m x 3.07m)

BEDROOM 2

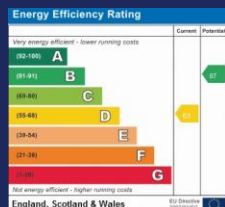
11' 2" x 8' 2" (3.4m x 2.49m)

BATHROOM/WC

LARGE OFF ROAD PARKING AREA

LANDSCAPED REAR GARDEN

GARAGE



01903 850450

**90 THE STREET, RUSTINGTON, WEST SUSSEX,
BN16 3NJ**

sales@hawkemetcalf.co.uk

www.hawkemetcalf.co.uk

