

INVESTMENT OPPORTUNITY
Building Plot for Sale
 Guide Price £200,000



Proposed Site Layout
 Showing Existing Building



Artist Impression of completed development, showing from southerly elevation

Toddington Lane, Toddington, Littlehampton BN17 7PN

A rare opportunity to acquire a freehold building plot with outline planning consent for a substantial detached house.

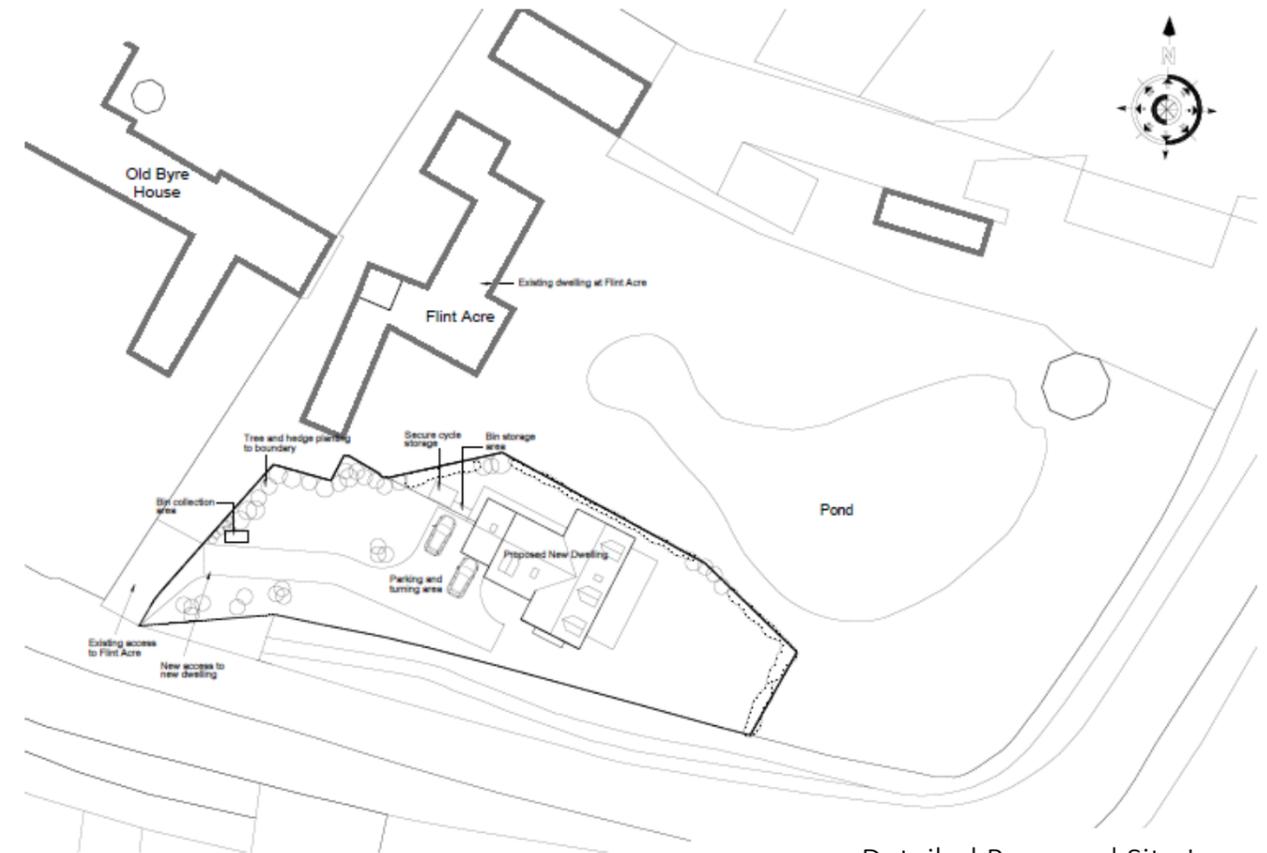
The proposed accommodation comprises, on the ground floor: spacious open plan family/dining room and kitchen; separate living room; study/bedroom 4; ground floor cloakroom. On the first floor: spacious landing; three good size bedrooms; two en-suites and family bathroom. The accommodation extends to approximately 2260 sq.ft (210 m²).

Plans include an integral garage and ample parking. The generous plot of approximately of 961m² (0.24 acre) allows for a good size garden to both the east and west of the property.

Full planning consent, along with detailed plans can be viewed at Arun District Council, quoting reference; **LU/146/21/OUT**

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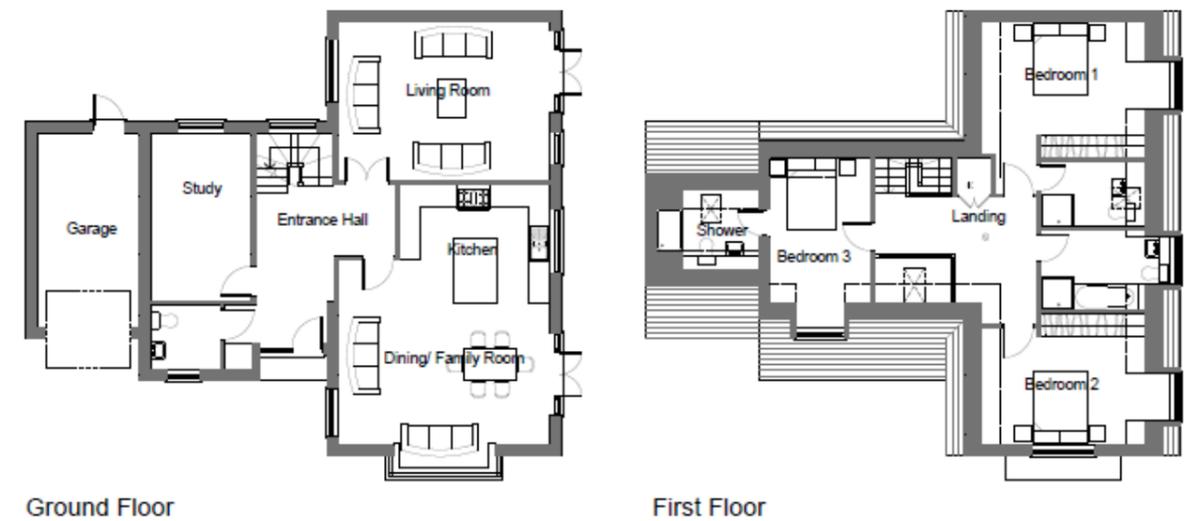
Detailed Proposed Site Layout

Location

This development opportunity is located in a quiet position just off Toddington Lane, approx. 2 miles north of coastal town of Littlehampton and 4 miles south of the historical town of Arundel with castle and cathedral.

This position is convenient for commuting, with nearby link roads to neighbouring town and villages (A259 and A27). The seaside town of Brighton is approx. 20 miles and Gatwick airport 40 miles. The cathedral town of Chichester is approx. 14 miles.

The area benefits from a wide variety of recreational facilities including, sailing at East Preston and Chichester, established golf courses at Ham Manor and Littlehampton and horseracing at Goodwood and Fontwell, and Chichester Festival Theatre.



Indicative Floorplan
GIA = 210m²

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