



**Price**  
**£495,000**

**Freehold**

4x  2x  2x 

**Apple Tree Walk,  
Climping, West Sussex,  
BN17**

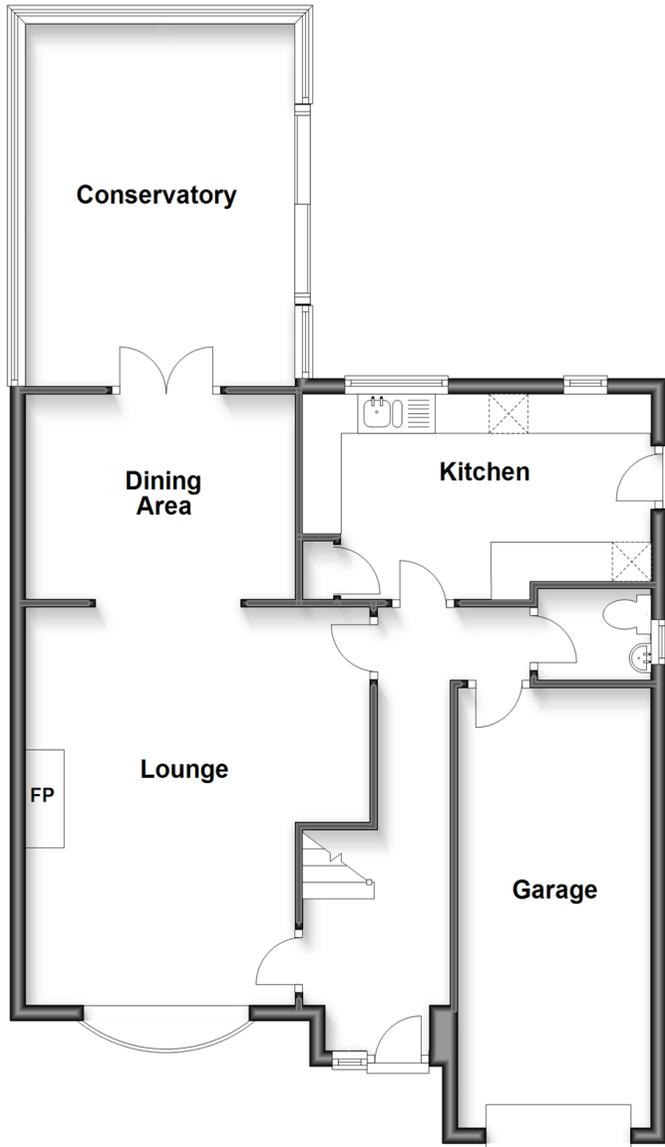
**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt & west**  
Helping you move forwards

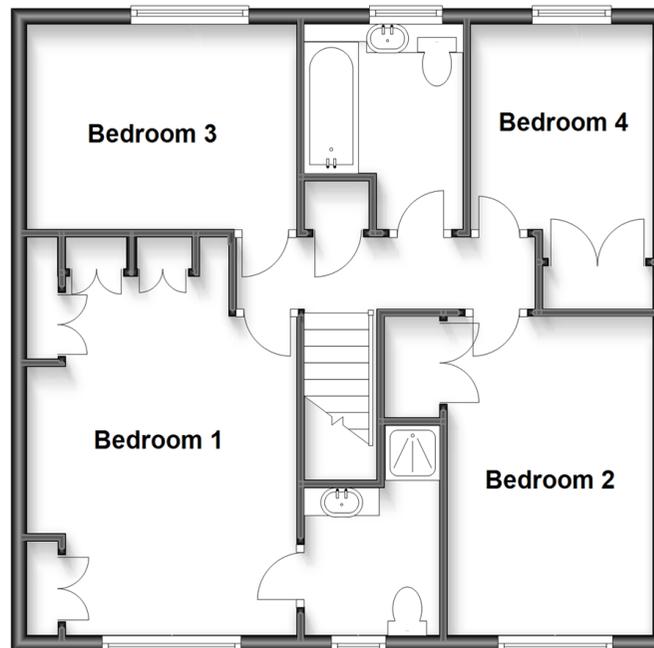
## Ground Floor

Approx. 84.5 sq. metres (909.2 sq. feet)



## First Floor

Approx. 63.0 sq. metres (678.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Lounge: 16'6 x 14'5 at widest point (5.03m x 4.40m)

Dining Area: 11'5 x 8'6 (3.48m x 2.59m)

Kitchen: 14'8 x 8'0 (4.47m x 2.44m)

Conservatory: 14'9 x 11'11 (4.50m x 3.63m)

### FIRST FLOOR

Landing

Bedroom 1: 14'4 up to fitted wardrobes x 11'8 at widest point (4.37m x 3.56m)

En-Suite Shower Room: 8'8 at widest point x 5'6 (2.64m x 1.68m)

Bedroom 2: 13'2 x 8'11 (4.02m x 2.72m)

Bedroom 3: 11'8 x 8'9 (3.56m x 2.67m)

Bedroom 4: 9'6 at widest point x 7'10 (2.90m x 2.39m)

Bathroom: 8'8 at widest point x 6'9 at widest point (2.64m x 2.06m)

### OUTSIDE

Front Garden

Driveway

Integral Garage: 18'4 x 8'0 (5.59m x 2.44m)

Rear Garden



## Main features

- Impressive modern family home with plenty of off street parking
- Backing onto open fields
- Set in a cul-de-sac just off Horsemere Green Lane
- Climping beach is a short distance
- Local primary school can be found nearby
- Yapton village is just along the road with shops and amenities

## Nearest Schools

Primary Schools: St Mary's CofE Primary 1.0 miles, Yapton CofE Primary 1.9 miles, Connaught Junior School 2.6 miles. Secondary Schools: Cornfield School, Littlehampton 3.4 miles, Littlehampton Community School 3.5 miles, St Philip Howard Catholic High School 3.5 miles.

## Transport Information

Train Stations: Ford 1.7 miles, Littlehampton 2.4 miles, Barnham 3.2 miles

## Address

Apple Tree Walk, Climping, West Sussex, BN17

## Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call Arundel Branch 01903 884420 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
C(69)	B(81)

23217196/20230602/GS1/DW