

OVER 60?

You could get up to
59% off the price!*



Video Tour available

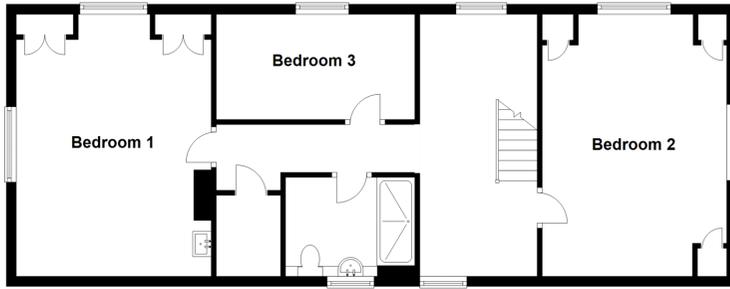
Guide Price
£650,000
Freehold

3x  1x  3x 

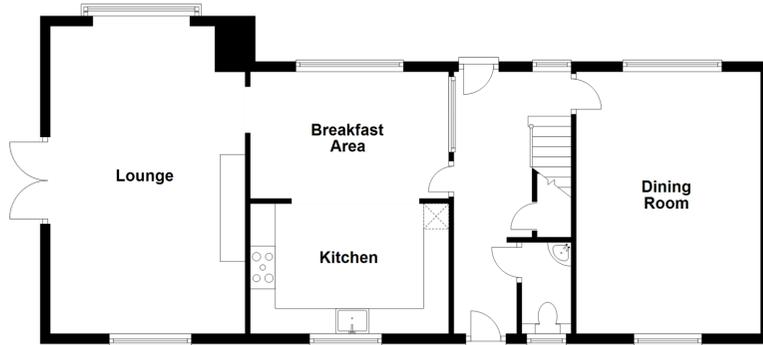
Horsemere Green Lane, Climping, West
Sussex BN17

cubitt & west
Helping you move forwards

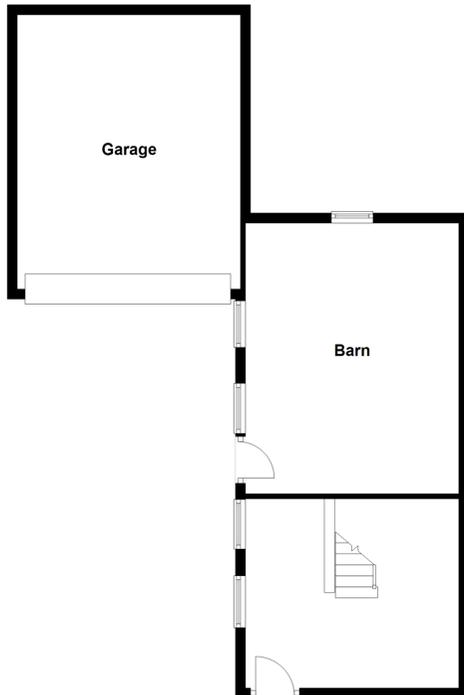
First Floor
Approx. 73.6 sq. metres (791.7 sq. feet)



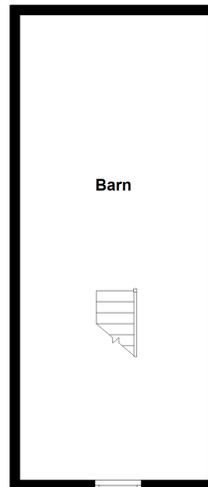
Ground Floor
Approx. 77.3 sq. metres (831.6 sq. feet)



Garage and Barn
Approx. 63.5 sq. metres (683.5 sq. feet)



Barn First Floor
Approx. 34.7 sq. metres (373.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Kitchen: 12'11 x 7'6 (3.94m x 2.29m)

Breakfast Area: 12'7 x 7'6 (3.84m x 2.29m)

Dining Room: 16'2 x 11'11 (4.93m x 3.63m)

Lounge: 19'1 x 11'9 (5.82m x 3.58m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 16'3 x 12'11 (4.96m x 3.94m)

Bedroom 2: 16'2 x 11'11 (4.93m x 3.63m)

Bedroom 3: 13'5 x 6'9 (4.09m x 2.06m)

Shower Room: 9'1 x 5'8 (2.77m x 1.73m)

BARN

Ground Floor: 15'0 x 12'3 (4.58m x 3.74m)

Mezzanine

OUTSIDE

Walled Front Garden

Rear Garden with Patio & Lawn

Gravel Driveway

Double Garage



Main features

- Period barn conversion with original beams circa 1712; further developed in the 1960s
- Recently fully refurbished, modernised and repainted with new carpets and a new kitchen
- Pretty second barn with planning recently approved for a residential annexe
- Pretty gardens with original wall to the front
- Triple aspect lounge with French doors to the patio and woodburning stove



Nearest Schools

Primary Schools: St Mary's CofE Primary 0.6 miles, Yapton CofE Primary 2.0 miles, Connaught Junior School 2.3 miles

Secondary Schools: Littlehampton Community School, 3.1 miles



Transport Information

Train Stations: Ford 1.3 miles, Littlehampton 2.0 miles, Barnham 3.3 miles



Address

Horsemere Green Lane, Climping, West Sussex BN17



Directions

For directions to this property please contact us.



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- 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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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