

**OVER 60?**

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



Video Tour available

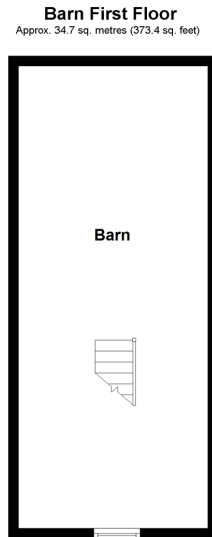
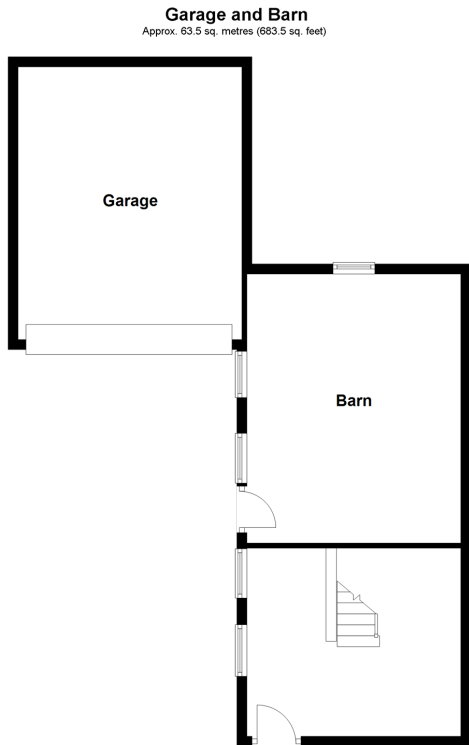
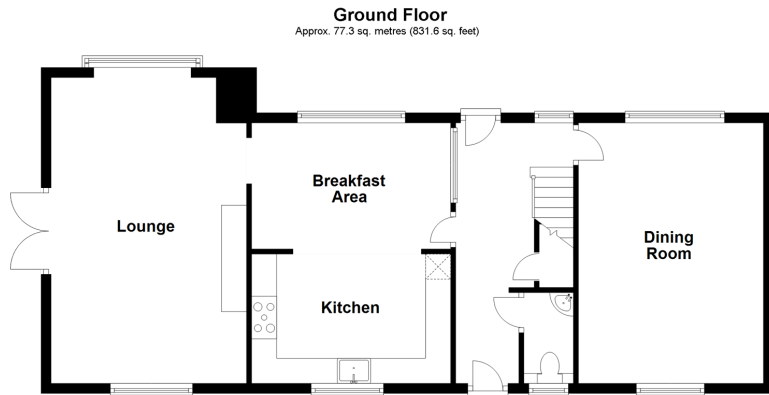
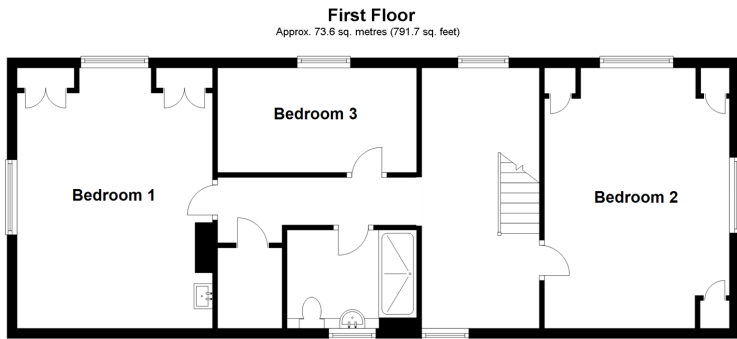
**Guide Price**  
**£650,000**  
**Freehold**

3x  1x  3x 

Horsemere Green Lane, Climping, West  
Sussex BN17

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