



**Price**

**£165,000**

**Leasehold**

2x  1x  1x 

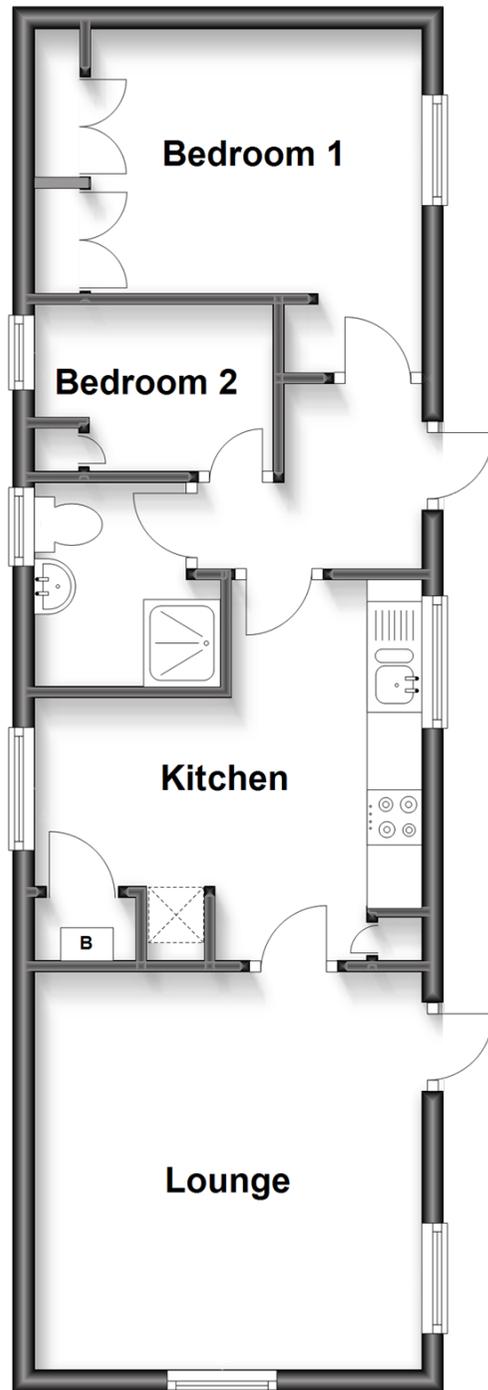
**Climping, Littlehampton  
Park, Bognor Road,  
Climping,  
Littlehampton, West**



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## Ground Floor

Approx. 42.9 sq. metres (461.2 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 11'10 x 11'6 (3.61m x 3.51m)

Kitchen: (L-shaped) 11'3 x 7'10 (3.43m x 2.39m) plus 5'9 x 3'5 (1.75m x 1.04m)

Bedroom 1: 10'2 (3.10m) narrowing to 7'9 (2.36m) x 9'11 (3.02m)

Bedroom 2: 7'2 x 4'11 (2.19m x 1.50m)

Shower Room: 6'1 x 5'6 at widest point (1.86m x 1.68m)

### OUTSIDE

2 x Allocated Parking Spaces

Wrap Around Garden



## Main features

- Beautifully maintained with immaculate interior
- Situated on a quiet residential park for the over 45s just a short distance from Climping Beach
- Modern fitted kitchen with space to dine and appliances all included
- Charming enclosed wrap around garden with space to sit out to the rear
- Parking spaces- one directly to the front and one to the rear



### Nearest Schools

Further Education: Chichester College: 12.1 miles, West Dean College: 15.1 miles, Northbrook College: 7.8 miles.



### Transport Information

Train Stations: Littlehampton 1.0 miles, Ford 1.4 miles, Arundel 2.7 miles



### Address

Climping, Littlehampton Park, Bognor Road, Climping, Littlehampton, West Sussex BN17



### Directions

For directions to this property please contact us.



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■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property  
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

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