



**Price**

**£125,000**

**Leasehold**

2x  1x  1x 

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

**cubitt&west**  
Helping you move forwards



## Main features

- A very well maintained, modern, bright and recently insulated detached unit
- Double glazing and gas LPG heating
- A well kept, popular residential park home site
- Wrap around garden with shed
- Ample off road parking

## Accommodation

### GROUND FLOOR

#### Hall

Kitchen: 10'3 x 9'4 (3.13m x 2.85m)

Lounge: 11'6 up to bay x 9'4 at widest point (3.51m x 2.85m)

Bathroom: 5'6 x 4'9 (1.68m x 1.45m)

Bedroom 1: 9'4 at widest point x 8'9 up to fitted wardrobes (2.85m x 2.67m)

Bedroom 2: 6'10 x 6'4 (2.08m x 1.93m)

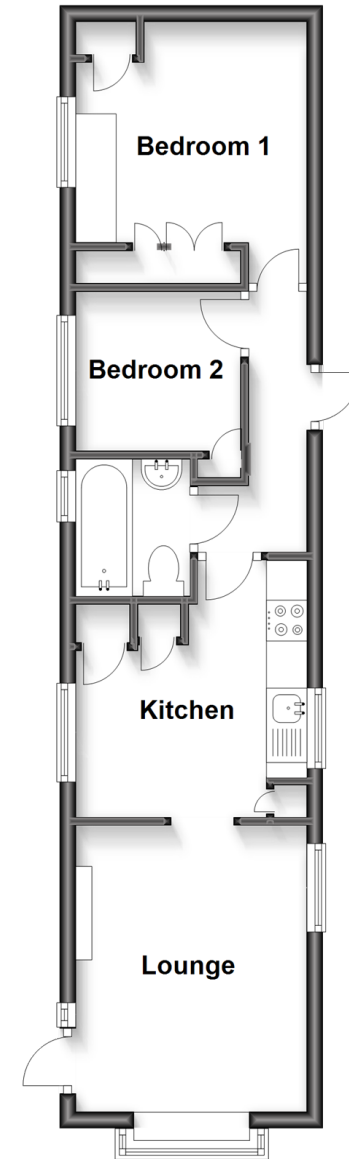
### OUTSIDE

Off Street Parking

Garden

## Ground Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



**Call Arundel - 01903 884420 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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



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