



Price

£140,000

Leasehold

2x  1x  1x 

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

cubitt&west
Helping you move forwards



Main features

- Charming park home situated in desirable over 55's residential site
- Smartly finished interior with bright living room
- Wrap around garden and off road parking
- Property comes with garden shed for extra storage



Transport Information

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

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen/ Breakfast: 10'3 (3.13m) narrowing to 6'10 (2.08m) x 9'7 (2.92m)

Lounge : 12'5 x 9'8 (3.79m x 2.95m)

Shower Room : 7'6 x 4'10 (2.29m x 1.47m)

Bedroom 1: 9'6 x 7'3 (2.90m x 2.21m)

Bedroom 2: 8'6 x 7'0 (2.59m x 2.14m)

OUTSIDE

Off Road Parking

Gardens on all sides

Shed: 8'8 x 6'4 (2.64m x 1.93m)

Call Arundel - 01903 884420 ■ 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
- 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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