



**Price**  
**£165,000**

2x  1x  1x 

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

**cubitt & west**  
Helping you move forwards



## Main features

- Attractively finished park home in desirable location
- 'Wrap around' gardens with shed
- Patio aspect of garden backs onto open countryside
- Generously proportioned rooms for flexible living
- Well connected bus stop at entrance to park site



### Transport Information

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

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 12'7 x 9'3 (3.84m x 2.82m)

Kitchen : 11'5 x 9'3 (3.48m x 2.82m)

Bedroom 1: 9'5 x 8'10 (2.87m x 2.69m)

Bedroom 2/ Study : 8'7 x 8'4 (2.62m x 2.54m)

Bathroom : 7'4 x 4'7 (2.24m x 1.40m)

### OUTSIDE

Off Road Parking

Front, Side & Rear Gardens

Shed

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



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