



Total Area: 870 ft<sup>2</sup> ... 80.8 m<sup>2</sup> (Excludes Sun Deck)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by 1st Image 2025

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

## 3 Jaybelle Grange, Yapton Road, Climping, West Sussex BN17 5RU £200,000 - Leasehold

Glyn-Jones



**Glyn-Jones and Company are delighted to offer for sale this stunning three-bedroom luxury lodge, ideally positioned on a large corner plot with private off-road parking for multiple vehicles.**

This beautifully presented lodge features a spacious open-plan kitchen, diner, and living area with vaulted ceilings, creating a light and airy feel throughout. The modern kitchen is fully equipped with a range of integrated appliances and a stylish breakfast bar, perfect for entertaining or everyday living. There are three generously sized bedrooms, all with built-in wardrobes. The master bedroom further benefits from a walk-in wardrobe and a sleek en-suite shower room. The family bathroom is modern and well-appointed, and the property also enjoys the comfort of gas central heating and double glazing throughout.

Outside, a large decked area provides excellent outdoor living space, including a hot tub stylishly sunk into the decking, ideal for relaxing or entertaining guests.

**NO FORWARD CHAIN.**

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Park Information

Tenure: Leasehold – We are advised that there are approximately 35 years remaining on the lease (50 years from 01/03/2010).

Site Fees: £4850.00 per year (this is inclusive of water rates).

We recommend you have this verified by your legal representative at your earliest convenience.

Jaybelle Grange Lodge Park is situated in a semi rural location within the very popular village of Climping and is accessed through The Oystercatcher's car park. Climping's famous beach and sand dunes can be found within half a mile of the property.

Slightly further afield, the historic town of Arundel and seaside town of Littlehampton can be found boasting a range of shops and eateries.

