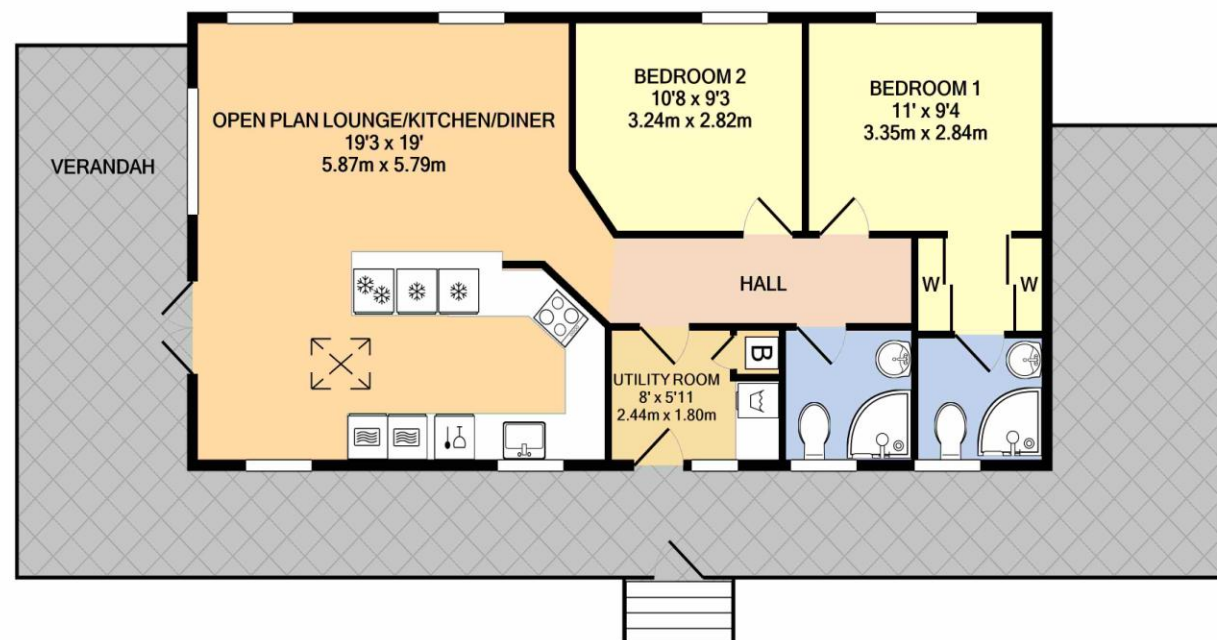


22 Jaybelle Grange, Yapton Road,  
Climping, BN17 5RU  
£235,000 - Leasehold

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TOTAL APPROX. FLOOR AREA 744 SQ.FT. (69.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Park Information

Tenure: Leasehold with 22 years remaining (we understand that there is an opportunity to extend this via separate negotiation with the site).

Pet Allowance: 1 Dog or 1 Cat

Site Fees: £3,900 per year (this is inclusive of water rates and wifi)

Council Tax - N/a

Energy Efficiency Rating – N/a

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

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.

Glyn-Jones

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www.glyn-jones.com



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



An impressive 40ft x 20ft Lodge that is presented in immaculate condition throughout. The home has vaulted ceilings and large windows throughout which creates a light and spacious feel.

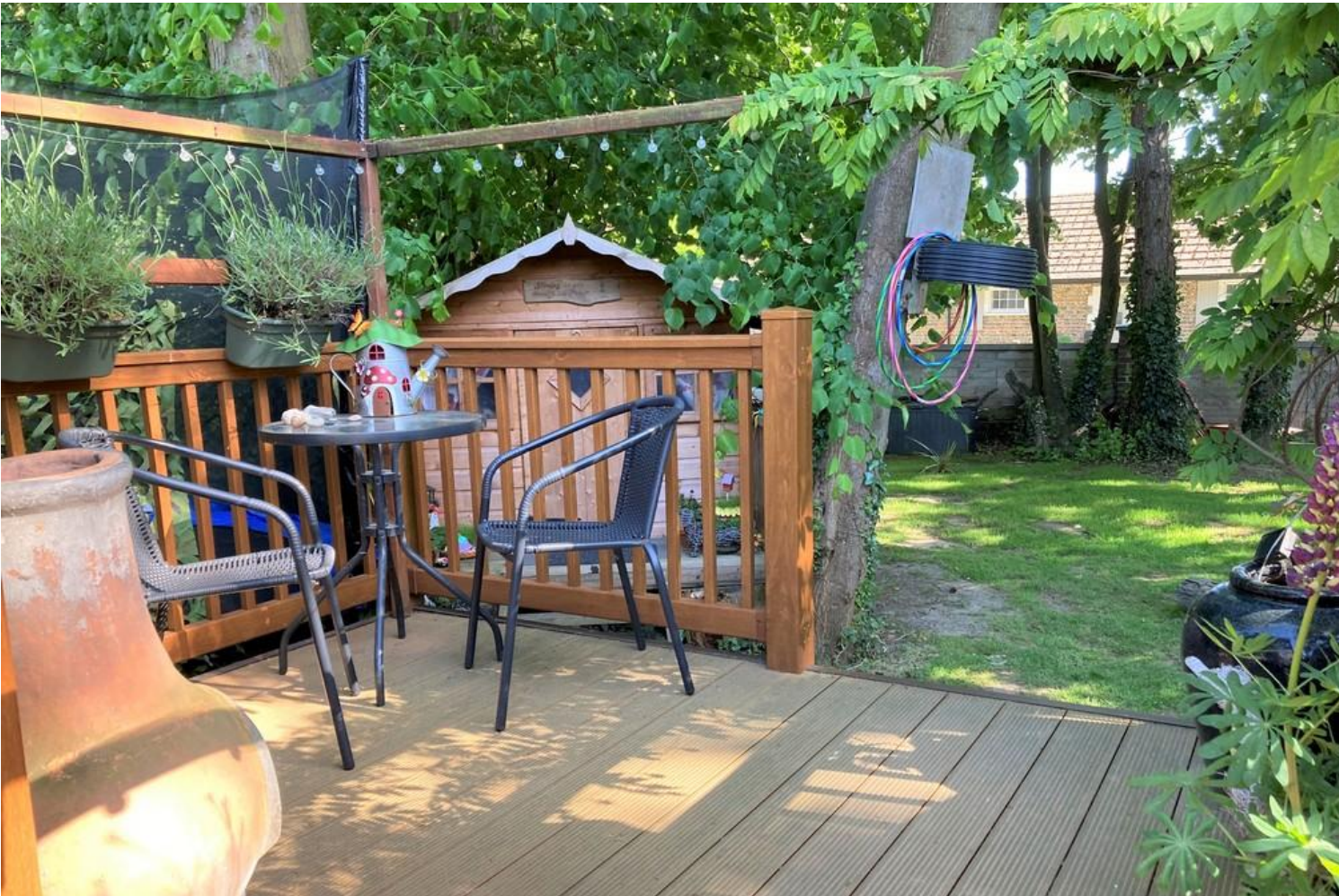
The accommodation comprises of a 21ft x 17ft open-plan living room / kitchen / diner that has a triple aspect and has French doors leading to a private veranda. The kitchen has integral appliances including a cooker/hob, fridge/freezer and many cupboards. There is also ample space for a large table and a separate fully tiled utility room. In addition there are two double bedrooms, one en-suite shower room/w.c as well as one other bathroom/w.c. Other benefits include under floor heating to the both shower rooms, mains gas central heating and double glazing throughout.

Outside there is an extended veranda with space for table and chairs, there is also a private shed and driveway for up to two vehicles.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



22 Jaybelle Grange, Yapton Road, Climping, BN17 5RU  
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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, with a local farm shop, restaurant and primary school also situated within close proximity.

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



*Private Gated  
Development*

