



Total Approx. Floor Area 781 ft<sup>2</sup> ... 72.5 m<sup>2</sup>

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 any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared 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

**34 Climping Park, Bognor Road,  
Climping, Littlehampton BN17 5DW**  
**£140,000**

**Glyn-Jones**



**Glyn-Jones and Company are delighted to offer for sale this bright and spacious park home sited on the ever popular Climping Park.**

The accommodation comprises; an entrance hall, a full width dual aspect lounge/diner, a fitted kitchen, two double bedrooms with a walk-in wardrobe and en-suite shower room to the master as well an additional shower room. In our opinion, the property is presented in good clean neutral order and benefits from gas fired central heating and double glazing. The property benefits from ramp access which is ideal for anyone with mobility issues as well as steps on the opposing side.

Externally there are delightful gardens to all sides, which are of low maintenance and there is also a shed. A further attribute to note is the driveway to the side.

No forward chain.

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**£140,000**



Tenure: Permission to place a park home on a designated site is by written agreement, in accordance with the 1983 Act. The permitted length of the agreement can vary from site to site, and we therefore strongly recommend that you engage legal representation before committed to the purchase of a park home.

Service Charge: £199.09 Per Annum

Pitch Fee: £236.48 Per Month

Council Tax Band: A

Climping Park is a popular 12 month residential site situated off of the A259, within 1.5 miles of Littlehampton town centre. The site is also within close proximity of Climping beach and the River Arun.

The 700 bus stops at the gates of the site, providing transport links to Littlehampton, Worthing, Brighton and Chichester. There is also a local restaurant and farm shop, both within a mile of the property.

Climping Park is a full residential park, whose occupiers must be aged 50 or over.

