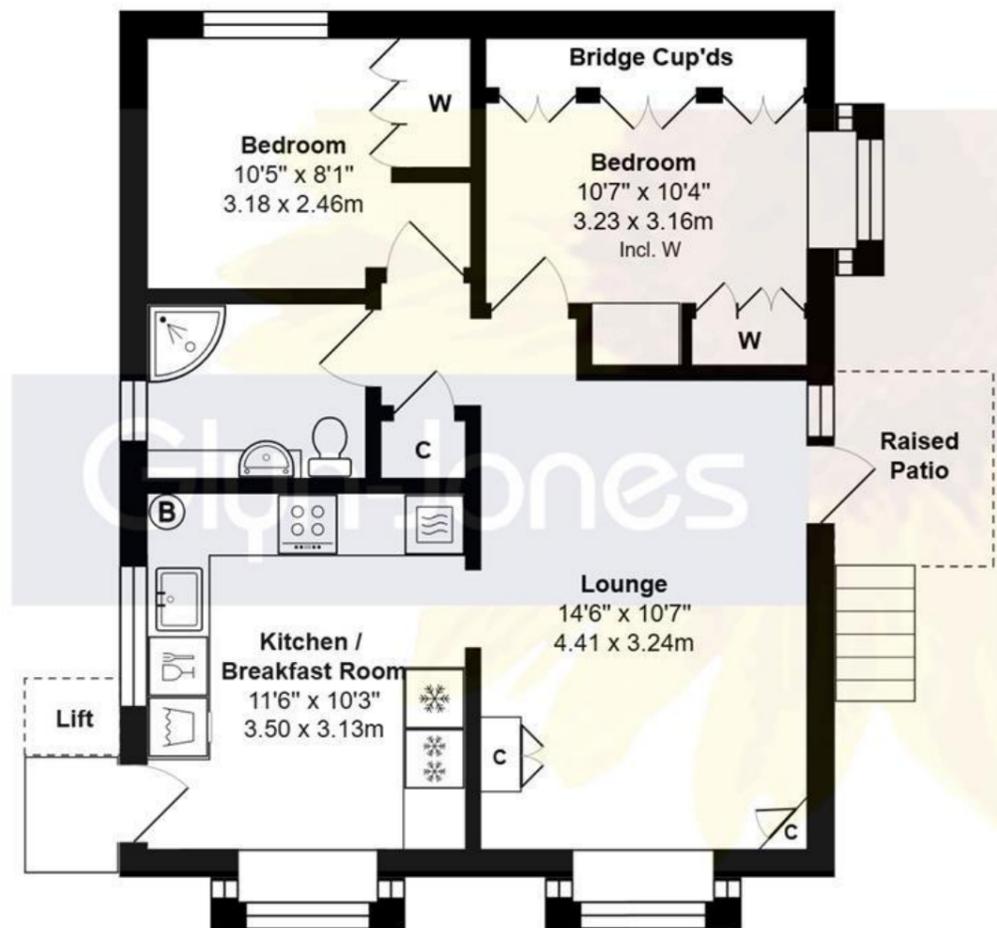


**78 Climping Park, Climping,  
Littlehampton BN17 5GW  
£140,000 - Licensed**



Total Area: 580 ft<sup>2</sup> ... 53.9 m<sup>2</sup> (Excludes Raised Patio)

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 2026



**Glyn-Jones and Company are delighted to offer for sale this well-presented double unit park home, sited in 2014 and located on a fully residential site for the over 50s**

The accommodation features a dual-aspect kitchen/breakfast room with appliances and a water softener included in the sale price, opening through to a bright dual-aspect lounge. Patio doors from the lounge lead out to a raised seating area, enjoying open farmland views.

There are two double bedrooms, both with built-in storage, along with a modern bathroom. Additional benefits include vaulted ceilings, a useful storage cupboard in the lounge, and an electric heat mat beneath the lounge carpet for added comfort.

Externally, the property offers low-maintenance gardens, a shed, outside water tap, power point, and an electric lift providing access for those with limited mobility. An allocated parking space is conveniently located nearby, with visitor parking available in nearby lay-bys.

Offered with no onward chain.

WITH OVER...



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

Glyn-Jones

Littlehampton Office  
01903 739000  
www.glyn-jones.com



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.

# 78 Climping Park, Climping, Littlehampton BN17 5GW

## £140,000 - Licensed



Climping Park is a highly regarded fully residential park, ideally situated on Bognor Road in the sought after village of Climping, near Littlehampton. The park enjoys a peaceful coastal setting, surrounded by open countryside and farmland, while remaining conveniently accessible to nearby towns and amenities.

The village of Climping offers a charming semi-rural lifestyle, with scenic walks along the coast and easy access to the nearby beaches. Littlehampton town centre is just a short drive away and provides a wide range of shops, cafés, restaurants, medical facilities, and leisure amenities, as well as a mainline railway station offering links along the coast and to London.

Excellent road connections via the A259 provide straightforward access to Bognor Regis, Worthing, Chichester, and the wider West Sussex area. The location is ideal for those seeking a tranquil yet well-connected setting, perfectly suited to relaxed residential living.



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.

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

Maintenance Fee: £199.09 per annum.

Ground Rent/Pitch Fee: £ 245.47 per month.

Pet Allowance: 1 Dog or 1 Cat

Council Tax Band: A

