



Total Area: 1398 ft<sup>2</sup> ... 129.9 m<sup>2</sup> (Includes Garage Store)

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

May Close is a quiet and highly sought-after cul-de-sac in the popular village of Climping, offering a pleasant semi-rural setting and strong community feel. The village is conveniently located close to a range of well-regarded local schools, with further educational options available in Arundel and Littlehampton. The area also benefits from easy access to the nearby coastline and Climping Beach, while excellent road links via the A27 connect to Chichester, Worthing and Brighton. Mainline rail services are available from Littlehampton and Ford, making May Close an ideal location for both families and commuters.



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## 23 May Close, Climping, West Sussex BN17 5TF £495,000 - Freehold

Glyn-Jones



**Glyn-Jones and Company are delighted to offer for sale this beautifully presented detached family home located in a highly sought after cul-de-sac within Climping. The property offers spacious and well planned accommodation, including two reception rooms, four bedrooms, a westerly-facing rear garden and off-road parking. The house is presented in excellent order throughout and enjoys pleasant views over an open green to the front.**

The accommodation comprises a welcoming entrance hall with ground floor cloakroom and a door leading to the lounge, a bright and generous room featuring a fireplace and opening through to the dining room, which overlooks the attractive westerly-facing rear garden. The superb kitchen/breakfast room is fitted with a comprehensive range of modern units, granite work surfaces, pan drawers and a useful larder cupboard. Integrated appliances and Karndean flooring complete the space, with a door leading to the utility room. The utility room provides additional built-in storage, space and plumbing for appliances, and access to the rear garden.

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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On the first floor there are four well proportioned bedrooms accessed via a galleried landing. The main bedroom benefits from built-in wardrobes and an en suite shower room, while bedrooms two and three also feature built-in wardrobes. The family bathroom is fitted with a white suite comprising a panelled bath with shower over, wash basin and WC. In our opinion, the property is immaculately presented throughout and finished to a high standard, further enhanced by solid wooden internal doors. Additional benefits include double glazing and gas-fired central heating.

Outside, the rear garden enjoys a westerly aspect and is laid mainly to lawn with planted borders and a paved patio area, side access to one side and a covered area to the other and a garden shed. The garden also benefits from a hot and cold water tap and external power points. To the front, there is off-road parking for several vehicles, external power points, an EV charging point, and access to the store (formerly the garage) with an electric rolling door.

Council Tax Band – F

Energy Efficiency Rating – C

You are advised to have this confirmed by your legal representative at your earliest opportunity.

