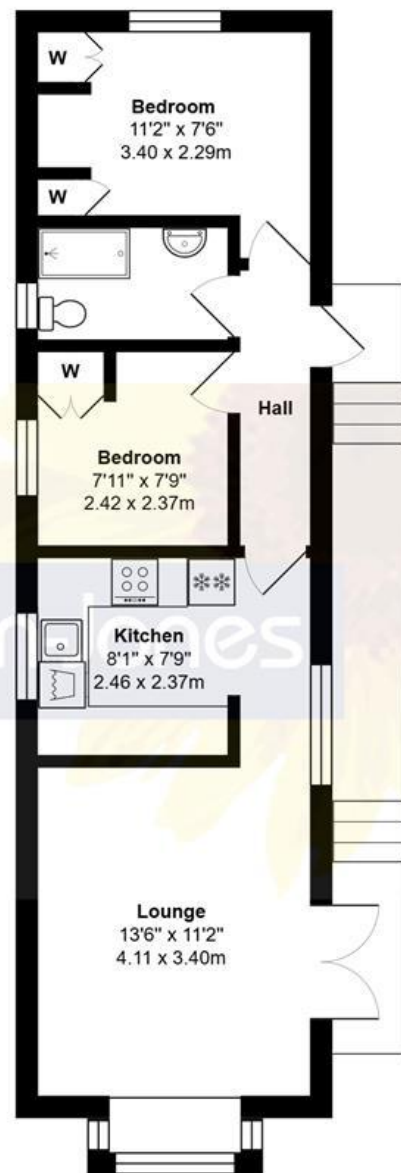


**71 Climping Park, Bognor Road,
Littlehampton, West Sussex BN17 5GW
£130,000 - Licensed**



Total Approx. Floor Area 499 ft² ... 46.3 m²

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 Jtm 2025



Glyn-Jones and Company are delighted to offer for sale well presented 44 x 12 Prestige Homeseeker 'Affinity' park home situated on the ever popular full residential site, Climping Park.

The accommodation comprises; an entrance hall, a dual aspect lounge with a raised boxed bay window and patio doors, a dual aspect fitted kitchen with appliances, a shower room and two bedrooms, both with built-in wardrobes. The property benefits from gas fired central heating with a Potterton boiler (last serviced 2025) and double glazing. The vendor informs us there are fitted sliding blinds to all windows (which are black out blinds in the bedrooms), laminate flooring (fitted 2017), the remainder of the ten year warranty and the remainder of a 40 year roof tiles warranty.

Externally there are wrap around gardens with a shed. The gardens are low maintenance, which are laid to shingle to one side, patio to the other and the rear with sunken flower beds. There is also a block paved driveway to the side.

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.

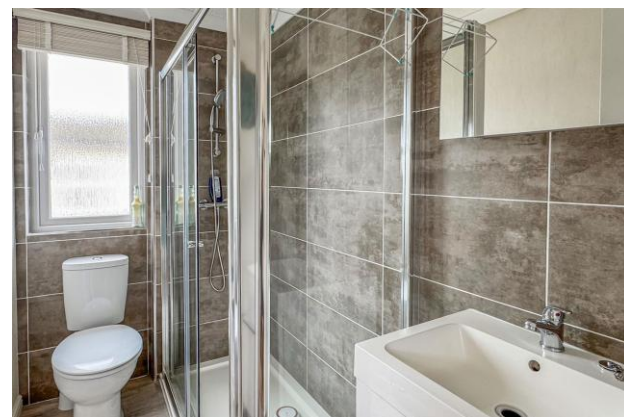
71 Climping Park, Bognor Road, Littlehampton, West Sussex BN17 5GW
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Climping Park is a popular 12 month residential site situated off of the A259, within 1.5 miles of Littlehampton town centre. The site is also within close proximity of Climping beach 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.



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.

Maintenance Fee: £224.39 per annum.

Ground Rent/Pitch Fee: £245.47 per month.

Council Tax Band: A

