



Total Area: 751 ft² ... 69.8 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 error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jtm 2023

Council Tax Band - A
Energy Efficiency Rating – N/A

WITH OVER...



At an Average rating of 4.9/5 ★★★★★

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.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

26 Climping Park, Bognor Road,
Climping BN17 5DW
£210,000- Leasehold

Glyn-Jones



Glyn-Jones and Company are pleased to offer for sale this fully refurbished, double unit park home situated within a popular fully residential site.

The property is offered in excellent order inside and out, benefitting from a spacious dual aspect lounge, a re-fitted kitchen/breakfast room with appliances including; a full length freezer, double eye-level oven, gas hob, a washing machine and a slimline dishwasher. There are two double bedrooms, both with built-in wardrobes and a modern shower room. Outside, there is a fully enclosed area of garden to the side which is laid to artificial lawn, a further strip of garden to the back, a storage shed and a driveway providing off road parking.

Additional attributes are; gas central heating via an upgraded combi-boiler, updated wiring & consumer unit, double-glazing and external insulation.

The property is being offered with the added benefit of NO ONGOING CHAIN.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

26 Climping Park, Bognor Road, Climping, West Sussex BN17 5DW
£210,000 - Leasehold



Location – The site is located approximately 1.5 miles of Littlehampton town centre and 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.



Council Tax Band - A

- Park Information
- Park Licence: Full Residential (12 Month Occupancy)
 - Pet Allowance: 1 Dog or 1 Cat
 - Pitch Fee: £216.87 per month (as of November 2022)
 - Service Charge: Approximately £120.00 to £130.00 per year including water rates

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

