

16 Jaybelle Grange, Yapton Road,  
Climbing, Littlehampton,  
West Sussex BN17 5RU  
£230,000 - Leasehold



Total Area: 881 ft<sup>2</sup> ... 81.9 m<sup>2</sup> (Includes Shed, Excludes Decked Area)

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 2024

Council Tax Band – N/a

Energy Efficiency Rating – N/a

Tenure - Leasehold

WITH OVER...



At an Average rating of

4.9/5 ★★★★★

COMPANY REVIEWS NOW RECEIVED



Littlehampton Office

01903 739000

littlehampton@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.



Glyn-Jones and Company are delighted to offer for sale this luxury holiday lodge that is presented in immaculate condition throughout. The home offers vaulted ceilings and large windows throughout which creates a light and spacious feel.

The accommodation comprises; an open-plan living room / kitchen / diner with French doors to a private veranda. The kitchen has integral appliances including an oven, a five ring hob, fridge/freezer, a washing machine and a built in breakfast bar. In addition, there are three double bedrooms, with the master benefiting from a built-in dressing table, bed side cabinets, and a walk-in wardrobe leading to an en-suite shower room/w.c as well as one other bathroom/w.c. The property benefits from; gas fired central heating, double glazing and a loft area.

Outside, there is a large veranda providing ample space for table and chairs. Another feature is a private shed with power, fitted shelving and light. Additionally, there is a block paved driveway.

Viewing is strongly advised.

WITH OVER...



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#### Park Information

Tenure: Leasehold with 39 years remaining  
(we understand that there is an opportunity to extend this via separate negotiation with the site).

Pet Allowance: 1 Dog or 1 Cat

Site Fees: £4,700 per year (this is inclusive of water rates and Wi-Fi)

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

Jaybelle Grange Lodge Park is a private gated development situated in a semi rural location within the very popular village of Climping and is accessed through The Oystercatcher's car park. Climping's famous beach and sand dunes can be found within half a mile of the property, with a restaurant and primary school also situated within close proximity.

Slightly further afield, the historic town of Arundel and seaside town of Littlehampton can be found boasting a range of shops, banks and eateries.

