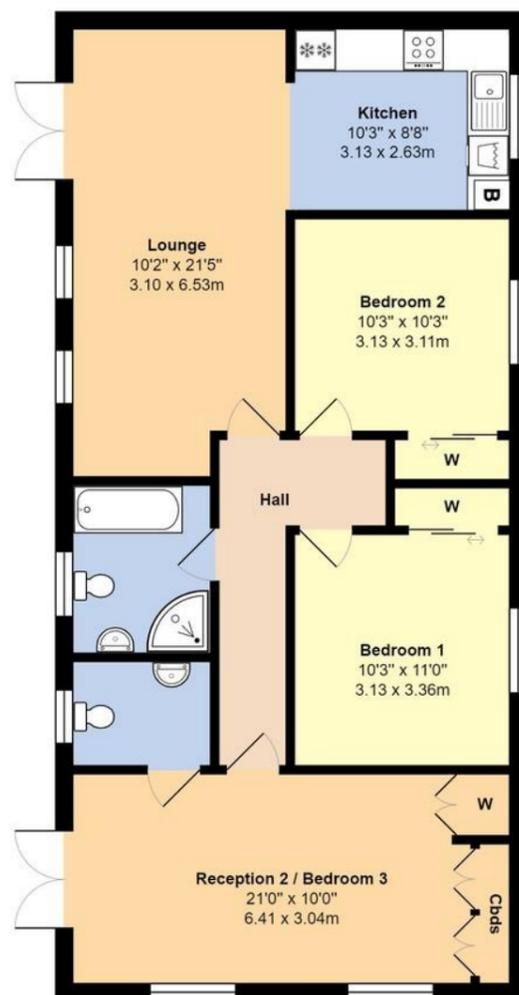


# 1 Jaybelle Grange, Yapton Road, Littlehampton

£245,000 Leasehold



Total Area: 955 ft<sup>2</sup> ... 88.7 m<sup>2</sup>

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 2022



Glyn-Jones & Company are delighted to offer for sale this luxury full residential holiday lodge which is situated within a highly popular site in Climping.

Being the former site office, the property offers versatile accommodation which comprises of, an open-plan living room/kitchen featuring a vaulted ceiling and French doors leading to a private veranda at the front. The kitchen has a range of base and eye level units with integral appliances including, a cooker/hob, washing machine and fridge/freezer. In addition, there are two/three bedrooms (bedroom three/reception room 2), a bathroom and an additional WC.

Outside to the side, there is a veranda which is accessed via a ramp and has space for a table and chairs. There is also a driveway to the side.

No forward chain.

### Park Information

Tenure: TBC

Site Fees: £1,950 every 6 month (this is inclusive of water rates and wifi)

Council Tax - TBC

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

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.



Littlehampton Office  
01903 739000  
www.glyn-jones.com



**1 Jaybelle Grange, Yapton Road, Littlehampton**  
£245,000 Leasehold



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 local farm shop, 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.



*No forward chain.*

