



Total Area: 399 ft<sup>2</sup> ... 37.1 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

Additional Property Information:

Council Tax Band - A  
 Park Licence: Full Residential (12 Month Occupancy)  
 Pet Allowance: 1 Dog or 1 Cat  
 Pitch Fee: £179 per month  
 Service Charge: £100 per annum

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.



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**100 Climping Park, Bognor Road,  
 Climping, West Sussex, BN17 5GW**  
 £120,000 - Leasehold



Glyn-Jones and Company are pleased to offer for sale this very well presented single unit park home positioned within a popular site.

The accommodation comprises of; a dual aspect open-plan lounge/diner/kitchen with sliding doors to the garden, one double bedroom with double opening doors and a re-fitted shower room. The kitchen benefits from; a built in fridge/freezer, oven/hob and space for a washing machine. The home is offered in lovely condition having been modernised recently and is light and spacious throughout.

Outside, there is garden to all sides, which is laid to shingle and paving for ease of maintenance. There is an outside storage shed and off road parking to the side.

Additional attributes are; gas central heating and double-glazing.

**NO FORWARD CHAIN.**

**100 Climping Park, Bognor Road, Climping, West Sussex, BN17 5GW**  
£120,000 - Leasehold



Climping Park is a popular 12 month residential site and occupiers must be aged 50 or over.

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.



*No Onward Chain*

