

45 Climping Park, Bognor Road,
Climping BN17 5DW
£155,000 - Leasehold



Total Area: 704 ft² ... 65.4 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 2022



Glyn-Jones and Company are pleased to offer for sale this spacious double unit park home situated within a highly regarded, sought after full residential park home site.

The property comprises; an entrance hall, a cloakroom, a spacious dual aspect lounge with opening through to a dining area, a fitted kitchen, two double bedrooms - both with built in wardrobes and a shower room. Other benefits are, gas central heating, double glazing and recently installed external insulation and rendering.

Outside, there is garden to all sides which is partially laid to lawn and mainly laid to paving for ease of maintenance. There is an outside storage shed, a greenhouse and off road parking. NO FORWARD CHAIN.

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

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: £141.74 per year including water rates (there is an additional charge of £30 for resident with a hosepipe)

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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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.



*Full residential site
&
No forward chain*

