

Total Area: 1163 ft² ... 108.0 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 - F
Energy Efficiency Rating - D
Tenure - Freehold



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
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**4 Wooldridge Walk, Climping,
West Sussex BN17 5TB**
£525,000 Freehold

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale for the first time in over 20 years, this substantial detached bungalow situated within a highly regarded cul-de-sac within the village of Climping.

The property comprises; an entrance hall, a living room, separate dining room/bedroom four, a fitted kitchen with access door to the driveway, three/further bedrooms, an en-suite shower room and a bathroom.

Internally the property could benefit from some cosmetic updating yet does offer gas fired central heating, double glazing and bright and spacious accommodation. The property has enjoyed the same family ownership from new and will make a perfect onward purchase for someone wanting a quiet and peaceful location along with a great bungalow.



At an Average rating of

4.9/5 ★★★★★



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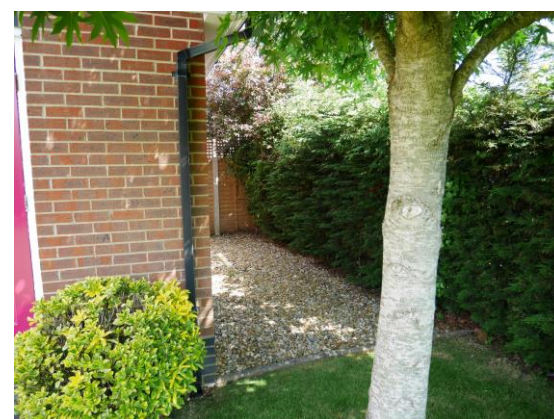


Outside the property sits on one of the largest plots on the development and enjoys an East/West facing aspect. There is off road parking for multiple cars to the front, side and at the end of the driveway there is a double width garage with electric opening doors, power and light with a side access door to the rear garden.

The rear garden is a particular feature of the property, having a patio area adjoined to the bungalow with the remainder being laid to lawn. The garden is enclosed to all side and not overlooked. To the front there is an open plan, laid to lawn garden along with views over the neighbouring open green space.

Wooldridge Walk is situated in a semi rural location within the very popular village of Climping, just off Horsemere Green Lane which runs between Church Lane and Yapton Road.

Climping's famous beach and sand dunes can be found within just a mile of the property, with a local farm shop, restaurant and primary school situated within half a mile. Slightly further afield, the historic town of Arundel and seaside town of Littlehampton can be found boasting a range of shops, banks and eateries.



WITH
OVER...



COMPANY
REVIEWS

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