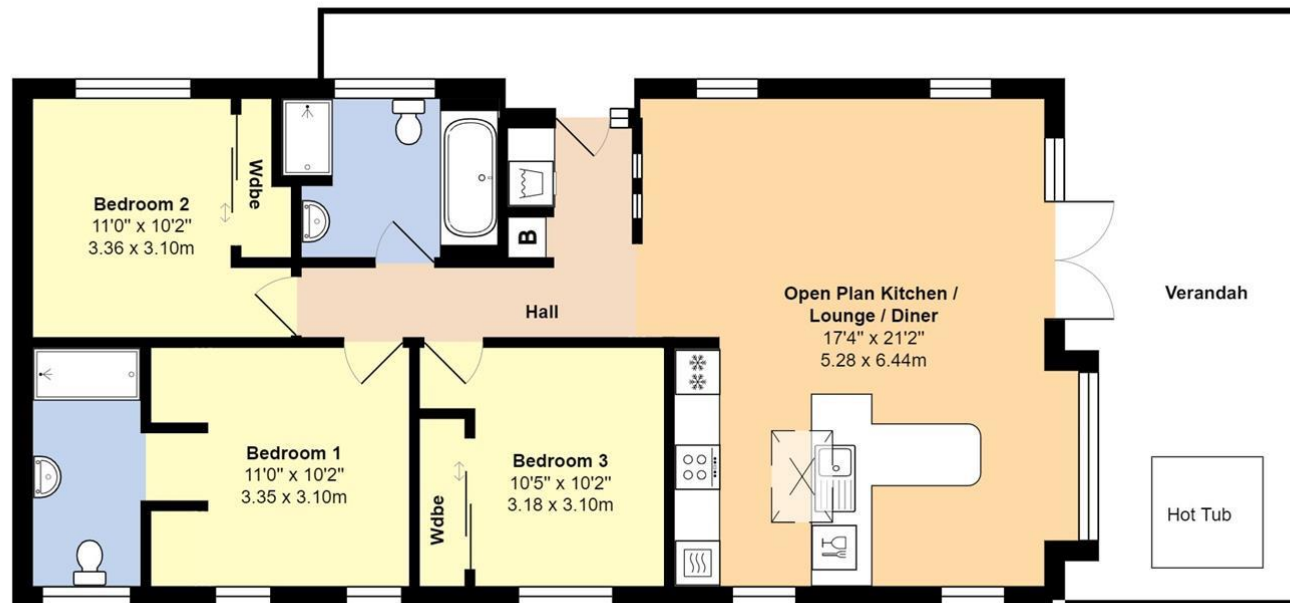


## 20 Jaybelle Grange, Climping £233,000 Leasehold

Glyn-Jones



Total Area: 902 ft<sup>2</sup> ... 83.8 m<sup>2</sup> (excluding verandah)

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 delighted to offer for sale this luxury lodge that is presented in immaculate condition throughout. The home is approximately six years old and has vaulted ceilings and large windows throughout which creates a light and spacious feel.

The accommodation comprises of; an entrance hall with built in storage with provisions for a washing machine, a hallway leading into an open-plan living room / kitchen / diner with French doors to a private veranda. The kitchen has integral appliances including a Neff microwave and oven, a five ring electric hob, fridge/freezer, dishwasher and a built in granite dining table matching the kitchen work surfaces. In addition, there are three double bedrooms, with the master benefiting from an en-suite shower room/w.c as well as one other bathroom/w.c. The property benefits from; tv points to all bedrooms, two tv points in the lounge, additional cupboards in the dining room with a spice rack, electric central heating, under floor heating to both bathrooms, double glazing and a boarded loft which has a light and a fixed ladder. A further attribute is fire alarms to all rooms with flashing lights for deaf and visual impaired.

Outside, there is a large veranda with a sunken hot tub and ample space for table and chairs. Another feature is a private shed with power, fitted shelving and light. Additionally, there is a driveway for up to two vehicles. Viewing is strongly advised.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

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

Littlehampton Office  
01903 739000  
littlehampton@glyn-jones.com



At an Average rating of

**4.9/5** ★★★★★

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**20 Jaybelle Grange, Climping**  
**£238,000**

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.



**Park Information**

Tenure: Leasehold with 20 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: TBC (this is inclusive of water rates and Wi-Fi)  
 Council Tax – TBC



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