



Total Area: 462 ft<sup>2</sup> ... 42.9 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 2024

**47 Climping Park, Bognor Road**  
**Littlehampton, West Sussex, BN17 5DW**  
**£150,000 - Leasehold**

**Glyn-Jones**



**Glyn-Jones and Company are delighted to offer for sale this single unit park home, which is sited on the ever popular Climping Park.**

The accommodation comprises; an entrance hall, a dual aspect lounge, a fitted kitchen/breakfast room with integrated oven/hob, two bedrooms, both with built-in wardrobes and a shower room.

In our opinion, the property is presented in good clean decorative order and benefits from gas central heating, double-glazing and external insulation cladding.

Outside, there is a block paved DRIVEWAY situated to the rear of the property and attractive gardens, which wraps around the home, along with a storage shed which has power and light.

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.



Littlehampton Office  
 01903 739000  
[littlehampton@glyn-jones.com](mailto:littlehampton@glyn-jones.com)



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## 47 Climping Park, Bognor Road, Littlehampton, West Sussex, BN17 5DW

£150,000 - Leasehold



Climping Park 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.



### Property Information

Tenure – Leasehold

Council Tax Band – A

### Park Information:

Park Licence: Full Residential (12 Month Occupancy)

Pet Allowance: 1 Dog or 1 Cat

Pitch Fee: £218.87 per month.

Hose pipe charge: £30 per annum.

Maintenance and water charge: £100 (approx.) per annum

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



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