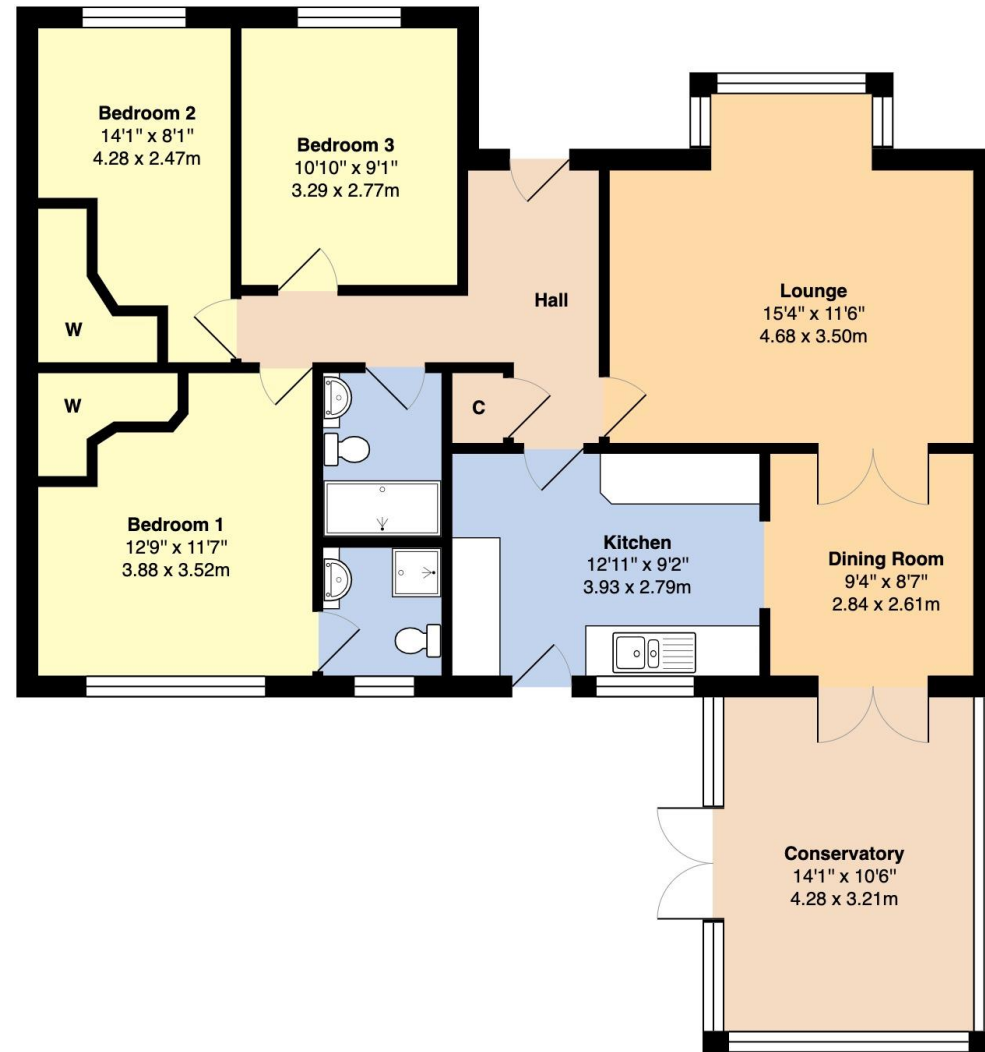


**18, Wooldridge Walk, Climping**  
**£475,000 Freehold**

**Glyn-Jones**



Total Area: 1122 ft<sup>2</sup> ... 104.2 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



Offered for sale with no onward chain, this spacious detached bungalow in Climping is a rare find. Set on a larger than average corner plot in a favoured cul-de-sac location, this property is perfect for those looking to put their own stamp on a home. With 2 double bedrooms, a well-sized bathroom, and en-suit to the main bedroom, offered for sale in our opinion, immaculate condition throughout making this property is a fantastic opportunity to create the home of your dreams.

Situated within easy distance of village amenities such as shops, doctors' surgery, and the local primary school, this property offers convenience and a sense of community. Nearby Yapton is a charming village with plenty to offer, including beautiful countryside views and easy access to nearby towns and cities.

Don't miss out on the chance to view this property and envision the possibilities for yourself. Contact us today to arrange a viewing.

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.



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 01903 739000  
 littlehampton@glyn-jones.com



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



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## 18, Wooldridge Walk, Climping - £475,000 Freehold



The village of Climping enjoys a desirable location, it's only a short distance from the south coast and the South Downs. What's more, it has great road links to Arundel, Bognor Regis, Littlehampton and Chichester.



Property Information

Council Tax Band: F

Energy Performance: 67D



COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



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