



Total Area: 733 ft² ... 68.1 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 2024

Council Tax Band - A
Tenure – Leasehold

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

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

**16 Climping Park, Bognor Road,
Littlehampton, West Sussex, BN17 5DW**
£160,000

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this spacious double unit park home situated on a popular full residential site.

The accommodation comprises; a full width dual aspect lounge, a separate dining area, a modern fitted kitchen, shower room and two double bedrooms. The property has recently been repainted throughout and benefits from double glazing, gas fired central heating and night storage heating.

Externally there are low maintenance full wrap around gardens with a metal shed. There is also a driveway to the side for one vehicle.

NO FORWARD CHAIN



At an Average rating of

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Tenure: Permission to place a park home on a designated site is by written agreement, in accordance with the 1983 Act. The permitted length of the agreement can vary from site to site, and we therefore strongly recommend that you engage legal representation before committed to the purchase of a park home.

Park Licence: Full Residential (12 Month Occupancy)

Pet Allowance: 1 Dog or 1 Cat

Pitch Fee: £231.39 per month.

Hose pipe charge: £30 per annum.

Service Charge and water charge: £208.42 (approx.) per annum

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.

