



Total Area: 1507 ft<sup>2</sup> ... 140.0 m<sup>2</sup> (Excluding Garage & Workshop)  
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 Jm 2024



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

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.

# Hobbits, Horsemere Green Lane Climping, West Sussex, BN17 5QX Offers Over £625,000 - Freehold

Glyn-Jones



**Glyn-Jones and Company are delighted to offer a rare opportunity to purchase this stunning detached bungalow represents the epitome of luxurious country living in the charming village of Climping.**

Set on just under a 0.3 acre plot, this property boasts three double bedrooms, each with built-in wardrobes and an en-suite shower room to the master. There is a spacious 21'7 dual aspect lounge with double doors leading into a kitchen/breakfast room with quartz work surfaces and porcelain tiled flooring, perfect for entertaining guests. The conservatory allows for relaxation and unwinding in the tranquil surroundings overlooking the stunning south facing garden.

The property has been rewired (2024) and is equipped with gas-fired central heating and double glazing for added comfort. The large loft with boarding, power, light, and a boiler with a fixed fold-down ladder provides ample storage space.



At an Average rating of 4.9/5 ★★★★★



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Outside, the private south-facing garden offers a raised pond, well-stocked flower beds, and various fruit trees, creating a picturesque setting with secluded seating areas. The detached garage with power, light, and a door into the garden, along with the timber workshop with power and light, provide practical amenities.

In addition to its exceptional features, this property benefits from a large in-and-out driveway, ideal for multiple vehicles.

Nearby, residents can enjoy the Oystercatcher Village Pub, and the Bailiffs Court Spa. Convenient bus routes and Yapton Village are also within reach, while Littlehampton Town with its train station and riverside walks is just a mile away. This property is in good, clean decorative order, making it the perfect blend of comfort and luxury.

**Property Information**

Council Tax Band – F  
Tenure – Freehold

Energy Efficiency Rating - D

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

