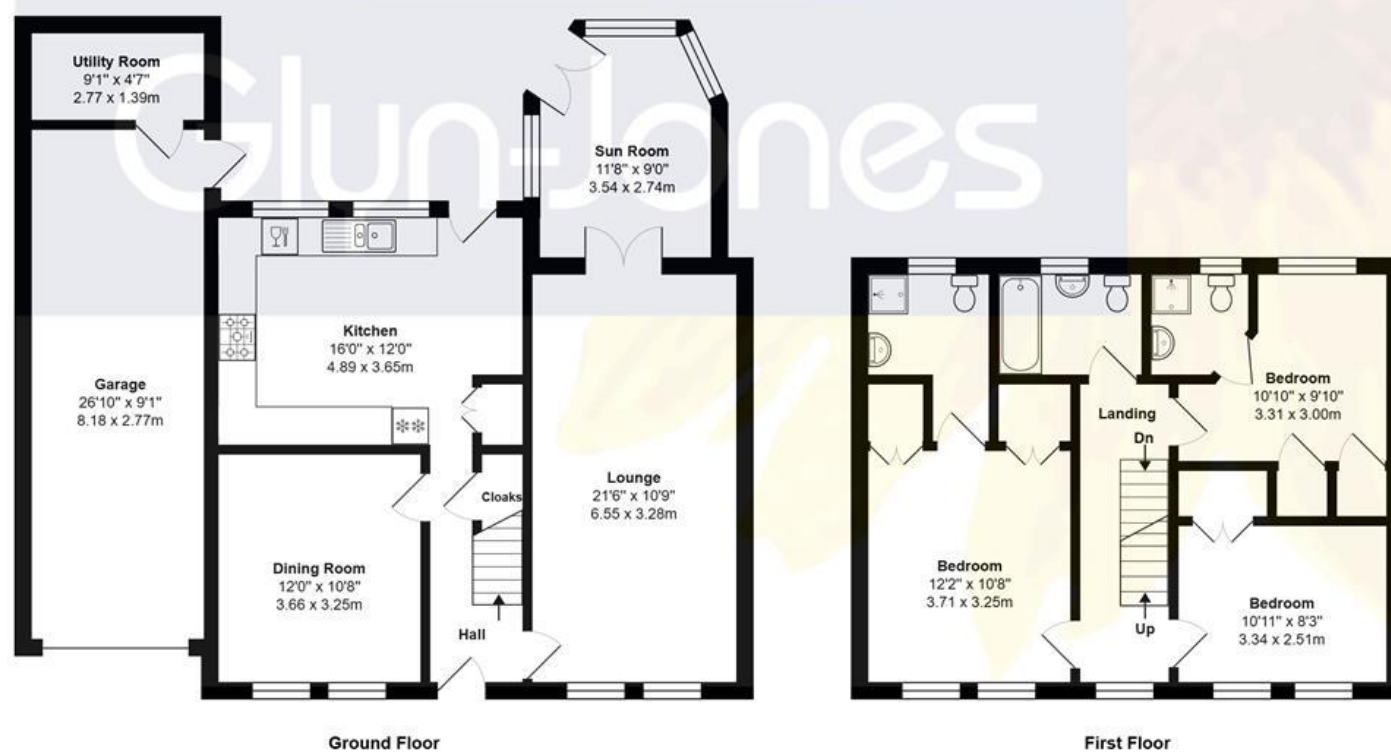
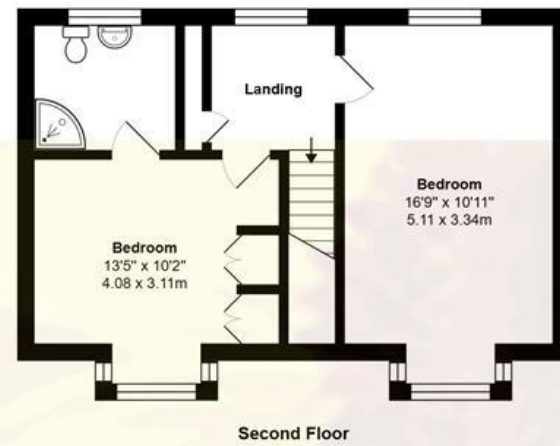


6 Crophorne Drive, Climping West Sussex, BN17 5GG

Glyn-Jones

Offers In Region Of £600,000 - Freehold



Total Area: 2116 ft² ... 196.6 m² (Includes Garage & Utility Room)

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 Jim 2024



Glyn-Jones and Company are delighted to offer this impressive detached five-bedroom house with three en-suites, situated at the bottom of a private road, offering tranquillity and privacy. In our opinion, the property is presented in good clean order throughout making it ideal for a growing family.

Upon entering, you are greeted by an attractive double fronted façade, leading to a spacious 21ft lounge, separate dining room, and a modern kitchen/breakfast room with separate utility area (to the rear of the garage). The improved conservatory with a 'Supalite' roof provides an ideal space for relaxation and entertaining.

The property benefits from gas fired central heating with a new boiler installed in April 2023, double glazing with new 'Velux' windows fitted in 2022, and cavity wall insulation for energy efficiency. Outside, a south facing garden, garage, and block paved drive complete this desirable home.

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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www.glyn-jones.com

6 Crophorne Drive, Climping, West Sussex, BN17 5GG

Offers In Region Of £600,000 - Freehold

Located close to Climping Beach, the Oystercatcher pub, bus routes, and primary school, this property offers convenience and access to amenities.

Yapton village and Littlehampton are within 1 mile, while Bognor Regis and Barnham are within 3 miles, providing easy access to mainline railway stations.



Property Information

Council Tax Band - F
Energy Efficiency Rating - TBC
Tenure - Freehold

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