



Council Tax Band - D
Energy Efficiency Rating – E

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



Glyn-Jones

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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

**March Elms, Horsemere Green Lane,
Climping, West Sussex BN17 5QZ**
£499,950 - Freehold

Glyn-Jones



Glyn-Jones and Company are privileged to offer for sale this charming extended Victorian semi-detached flint-fronted house, with the original part dating back to 1877, which has been sympathetically refurbished to a high standard by the current owners to tastefully combine character features with modern elegance.

Upon entering, you are greeted by an entrance hall leading to an inner hall with two convenient storage cupboards, where the boiler (replaced June 2024) can also be located. The ground floor boasts two reception rooms where the dual aspect dining room features a brick fireplace with an adjacent storage cupboard and a feature doorway opening to the living room, which features a wood-burner with an attractive tiled hearth and two windows with views to the front of the property. The property offers a good-sized fitted kitchen/breakfast room which provides ample space for a breakfast table and a range cooker (included in the sale), there are also double opening doors opening to the beautiful secluded rear courtyard style garden area which is perfect for alfresco dining and entertaining. There is also a separate utility room and a refurbished ground floor shower room.

Ascending the stairs from the inner hall, you are greeted by a spacious split level landing with built-in storage cupboards and doors leading to three bedrooms, all equipped with attractive built-in wardrobes with oakwood doors (2024), as well as a stylish family bathroom.

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In our opinion, the property is presented to a very high standard throughout following extensive modernisation and refurbishment during 2024 to include; wooden flooring to the ground floor, re-laid carpets, a ground floor shower room, and plastering. The property offers a wealth of character, charm and period style features to include pillar style radiators throughout and wooden latch style internal doors as well as modern living with double glazing throughout.

Outside, the recently landscaped south-facing garden beautifully wraps around the property, offering a large area of lawn surrounded by loose pebble pathways, mature shrub borders, raised flower-beds, three patios, a 8'5 x 6'5 garden shed, a further 6 x 4 potting shed, and a greenhouse (sited 2025).

The property also boasts ample parking for numerous vehicles on a graveled driveway, with additional parking available in front of the detached 18'11 x 12'6 garage located to the side of the garden. The detached garage is a further notable feature, where there is a power supply, light, personal door into the garden and an electric rolling door.

