



Total Approx. Floor Area 701 ft² ... 65.2 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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by Jtm 2025

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

**43, Climping Park, Littlehampton
West Sussex BN17 5DW
£160,000**

Glyn-Jones



Glyn-Jones are delighted to offer for sale this spacious double-unit mobile home, ideally situated on the north end of 'Climping Park' development.

This well-presented property offers generous accommodation throughout. It features a bright and spacious dual-aspect lounge with a dining area, and a modern fitted kitchen with space for appliances. The home provides two double and one single bedrooms, two of them benefiting from built-in wardrobes, as well as a contemporary shower room.

Externally, the property is surrounded by a well-maintained garden, mainly laid to lawn, with a storage shed and a driveway offering convenient off-road parking.

Further benefits include gas central heating, double glazing throughout, and **no ongoing chain**, allowing for a straightforward purchase.

Early viewing is recommended to fully appreciate the location and space on offer.



At an Average rating of

4.9/5 ★★★★★



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www.glyn-jones.com

43 Climbing Park, Littlehampton BN17 5DW
£160,000



Littlehampton is a charming seaside town located on the southern coast of England, in the county of West Sussex. It lies on the eastern bank of the River Arun, where it meets the English Channel. Known for its beautiful beaches, the town attracts both tourists and locals seeking a relaxing coastal retreat.



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.

Maintenance Fee: **£199.09 Per Annum**

Pitch Fee: **£236.48 Per Month**

Council Tax Band: **A**