



## Apple Tree Walk, Climping, BN17 5QN

Freehold

A Detached Family Home • Four Great-Sized Bedrooms • Newly Refurbished & Spacious Kitchen/Diner • New Carpets & Flooring Throughout • Driveway & Garage • Ready to Move Straight In! • Quiet Village Location • 1.7 miles to Climping Seafront • Approx. 1747 sq. ft (162.3 sq. m)

*Cooper Adams*

Quiet village living! This beautiful four spacious bedroom home has been presented in a fantastic order and has a bright and spacious feel. With a newly modernised kitchen, plus new flooring and carpets throughout, this home is ready and waiting for you to move straight in! With space for the kids to run and play in the garden - why not invite all your nearest and dearest for drinks or a BBQ to enjoy the summer sun. Easy commuter links provide access to the A259 for neighbouring towns such as Bognor Regis and Littlehampton, plus Arundel only a short drive away. This tucked-away treat has all you could dream of.

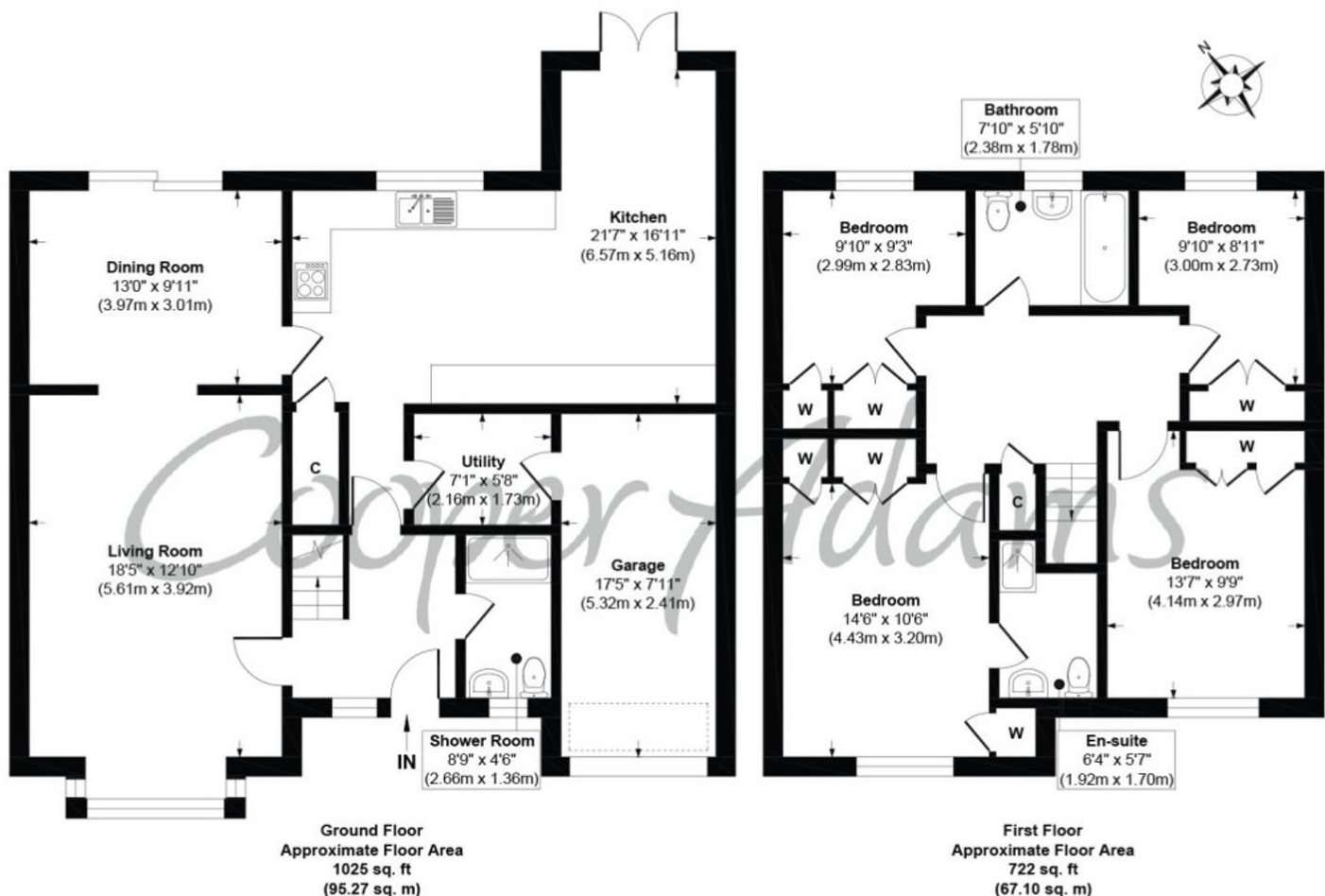
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



Climping is a small coastal village near Littlehampton, known for its secluded beach and Bailiffscourt Hotel and Spa. Just 3.5 miles away is Arundel, home to a medieval castle and many pubs and eateries. Littlehampton, 2 miles away, offers award-winning beaches, shopping, vibrant architecture, cultural events, and plenty of leisure activities including golf and the WAVE Sports Centre.





**Apple Tree Walk, Climping**  
**Approx. Gross Internal Floor Area 1747 sq. ft / 162.37 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: F, EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating: D

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