

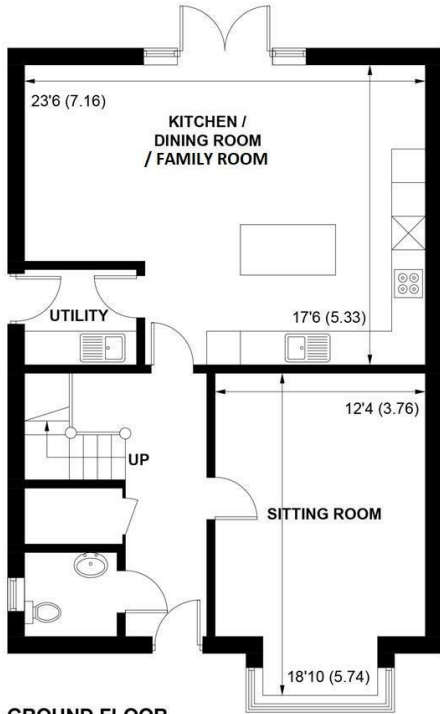
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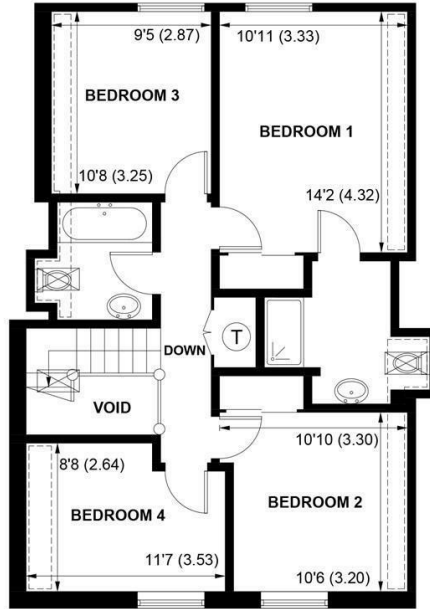


9 LANGFORD CLOSE, CLIMPING, WEST SUSSEX, BN17 5FG



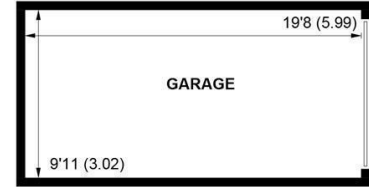


GROUND FLOOR



FIRST FLOOR

 = REDUCED HEADROOM BELOW 1.5M / 5'0



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1521 SQ FT / 141.3 SQ M  
(EXCLUDING VOID)

GARAGE = 194 SQ FT / 18 SQ M

TOTAL = 1715 SQ FT / 159.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

# OIEO £650,000 FREEHOLD

## 9, LANGFORD CLOSE, CLIMPING, WEST SUSSEX, BN17 5FG

- Spacious Detached Family House
- Immaculate Throughout
- Kitchen/Dining/Family Room
- Integrated Appliances
- Utility Room & Cloakroom
- 4 Large Bedrooms
- Bathroom & En Suite
- Garage & Parking
- Landscaped Gardens

### EPC RATING

Current = B  
Potential = A

### COUNCIL TAX BAND

Band = F

Langford Close is a small development of 9 homes, being well located and accessible to schools, shops and Climping seafront.

This detached home is situated at the far end of the development and provides bright and spacious accommodation.

The lounge is to the front and has a square bay window. The kitchen/dining/family room is a superb room with a range of contemporary units and various integrated appliances.

The family area has ample space for table, chairs and sofa etc with doors opening onto the southerly gardens. There is also a separate utility room and ground floor cloakroom.

On the first floor there are four double bedrooms with the principle and second bedroom having fitted wardrobes, the principle bedroom also benefitting from a stylish en suite shower room. The part tiled family bathroom has an elegant white suite with Porcelanosa tiling.

Outside, the southerly rear gardens have been fully landscaped with paved patio area, shaped lawns and well stocked borders and wall flowers. There is a further section of garden to the front with borders and driveway parking for 3 cars together with the garage, which has power, light and an electric vehicle charging point.

### Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

### Directions

From the Oyster Catcher on the A259 proceed north along Yapton Road, Climping turning right into Horsemere Green Lane. Turn right into Langford Close and the property will be found at the far end.

