



Sims Williams



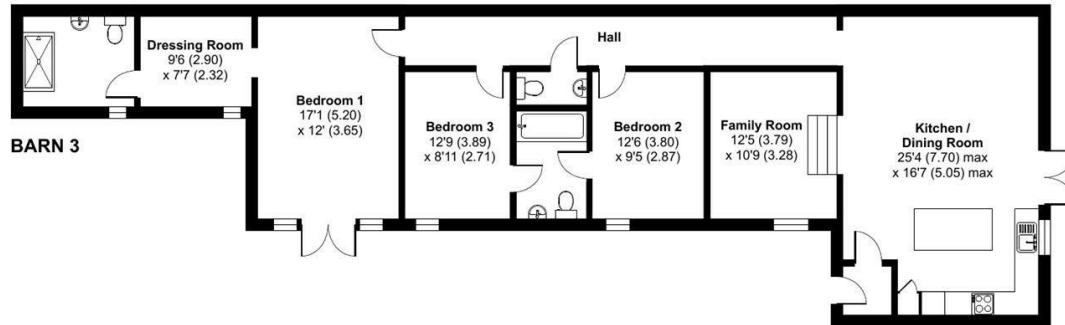
3 KENTS YARD, BROOKPIT LANE, CLIMPING, WEST SUSSEX, BN17 5QT



# Barn 3, Kents Yard, Brookpit Lane, Climping BN17 5QT

Barn 3 = 1431 sq ft / 132.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Sims Williams. REF: 1177837 1210259



**WALBERTON OFFICE**

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# £625,000 Freehold

3, KENTS YARD,  
BROOKPIT LANE, CLIMPING,  
WEST SUSSEX, BN17 5QT

- 3 Bedroom Barn Conversion
- Modern Super Matt Black Kitchen
- Open Plan Living
- Family Room
- Principal Suite
- Underfloor Heating ASHP
- All Flooring Included
- Parking
- Southerly Aspect Garden
- 10 Year 'Advantage' Warranty

## EPC RATING

Current = C

Potential = A

## COUNCIL TAX BAND

Band = New Build

The select development of just 3 unique barns has been developed in a semi rural courtyard setting with private gardens and views over farmland. Climping is conveniently situated close to Bailiffscourt Spa Hotel and the beach.

This barn benefits from an open plan living area with vaulted ceilings, concealed lighting and doors opening to the courtyard and rear garden.

The kitchen area comprises of modern handleless Clerkenwell super matt black kitchen units with white stone worktops. It has an integrated washing machine, dishwasher and fridge freezer and a Bosch 4 ring induction hob, double electric oven and extraction fan. The open plan living area has vaulted ceilings and featured lighting with doors onto the garden. The family room is a great addition and is accessed from the kitchen / dining area.

All flooring is included. Ivory wool carpets on quality underlay are fitted to all bedrooms and the family room. Oak effect ceramic floor tiles to the kitchen, dining, living and hall way areas.

The principal suite comprises of a bedroom with vaulted ceilings and French doors, a dressing room and a large en-suite wet room. Bedrooms 2 and 3 feature a 'Jack & Jill' bathroom and there is also a separate cloakroom. The bathroom and en-suites feature contemporary white suites with stylish black fittings, mirror, shaver sockets and heated ladder style towel rails. There is ceramic tiling to the floors and walls with a feature tile detail with a black trim.

The southerly rear garden is enclosed with post and rail fencing and is laid mainly to lawn with sandstone paved terracing. The front central courtyard provides a welcoming entrance and parking together with EV charging points. Bike stores are available for all three barns and are located in the courtyard.

This stunning new home comes with a 10 year Advantage warranty. The Management Estate Charge is £956.00 per annum - contact the office for full details.

Council Tax Banding is not set until after Legal Completion  
Energy Efficiency Rating: C

## New Homes 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. Images shown may be from previous developments and are just an indication for illustrative purposes only.

## Directions

From The Oystercatcher Pub on the A259, proceed east. At the mini roundabout turn right into Crookthorn Lane continuing round into Brookpit Lane. Kents Barns will be found on the right hand side.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

