



1 Mant Close, Climping BN17 5TD

£500,000 Freehold



3 Bedrooms



2 Bathrooms



2 Reception Rooms

*Sw*

Sims Williams



## Key Features

- Detached Bungalow
- Three Bedrooms
- Lounge with Feature Fireplace
- Separate Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Master Bedroom With En Suite
- South Facing Rear Garden
- Double Garage & Driveway

## EPC Rating

Current = D

Potential = B

## Council Tax Band

Band = F

## Tenure - Freehold





**APPROXIMATE GROSS INTERNAL AREA = 1251 SQ FT / 116.2 SQ M**

**GARAGE = 283 SQ FT / 26.3 SQ M**

**Total = 1534 SQ FT / 142.5 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©**

**Produced for Sims Williams**



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#### CHICHESTER

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Lettings 01243 836055

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#### WALBERTON

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#### ARUNDEL

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#### BOGNOR REGIS

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.