



104 Climping Park, Bognor Road, Climping, BN17 5GW £195,000

- Beautifully Presented Park Home On Full Residential Site for the Over 50's
- 17'03 Double Aspect Lounge with Dining Area
- Walk In Wardrobe To Master Bedroom
- Viewing Highly Recommended To Appreciate Condition and Updates Done To Property
- Licence For Life
- Solar Panels
- South Facing Patio Area & Driveway
- Attached Driveway Parking
- Two Double Bedrooms with Fitted Cupboards
- Dual Air Conditioning/Heating System

104 Climping Park, Bognor Road, Climping BN17 5GW

This beautifully presented park home is located on a full residential site with a lifetime licence, offering a truly comfortable living experience for residents aged 50 & over. The property boasts attached driveway parking, providing convenience right at your doorstep. The spacious 17'03" lounge, featuring a separate dining area, is perfect for relaxing or entertaining guests. Solar panels add an eco-friendly touch, while two double bedrooms with fitted cupboards provide ample storage space. The master bedroom includes a luxurious walk-in wardrobe, enhancing the appeal of the space. The well-appointed 11'6" kitchen offers plenty of room for culinary creativity. A dual conditioning and heating system ensures year-round comfort.

Viewing is highly recommended to fully appreciate the excellent condition and thoughtful updates that have been made to this lovely home.



Council Tax Band: A

Tenure: Leasehold



LIVING ROOM

17'3x10'07

DINING AREA

8'7x7'3

KITCHEN

11'6x8'8

BEDROOM 1

9'9x9'7

WALK IN WARDROBE

6'8x4'2

BEDROOM 2

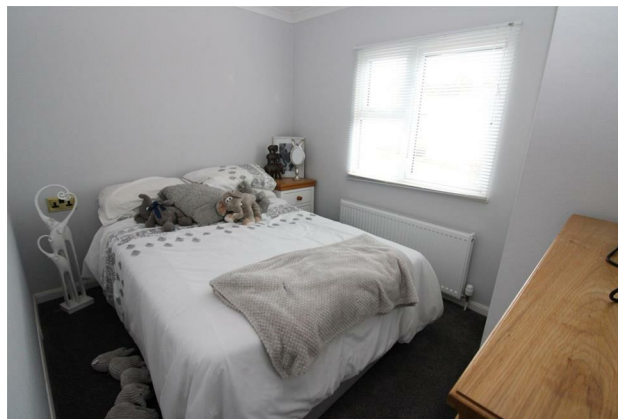
10'00x7'7

GROUND RENT

Approx £236.38 pcm

TENURE

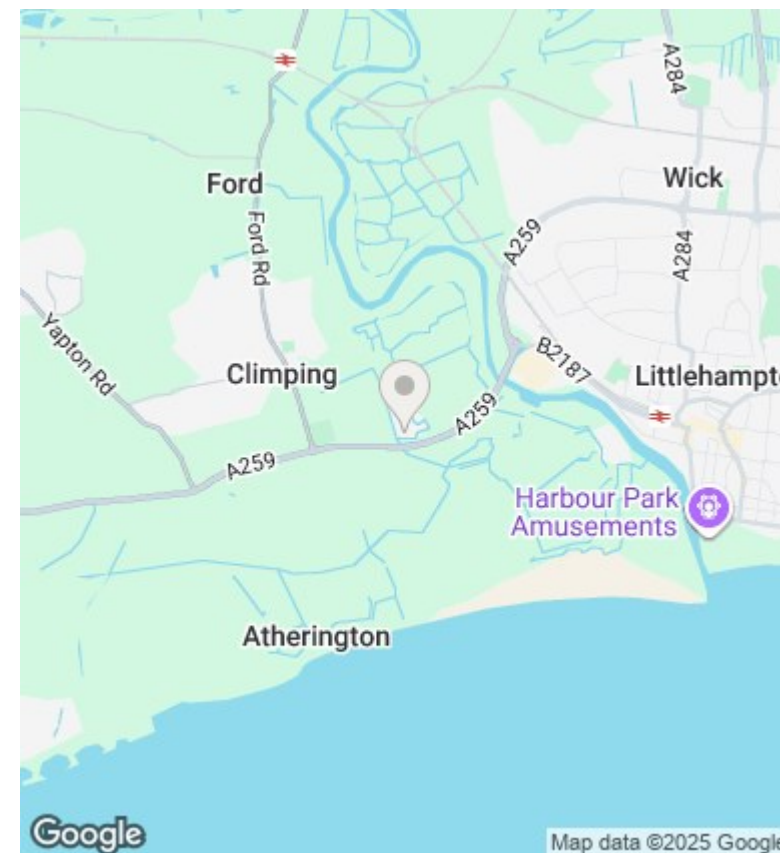
LICENSE FOR LIFE,
UNEXPIRING.





TOTAL APPROX. FLOOR AREA 756 SQ.FT. (70.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.