



2 Climping Park Bognor Road, Climping, Littlehampton, BN17 5DW £145,000

- Modern Fully Residential Park Home for the Over 50's
- Two Bedrooms
- Wrap Around Gardens Surrounding Home, Giving South & West Aspects
- Low Maintenance West Facing Patio to Rear Overlooking Fields
- 11'4 Double Aspect Kitchen/Diner
- Unexpering, Lifetime Lease
- Viewing Highly Recommended to Appreciate Condition and Location of Park Home
- Private Driveway Attached to Unit
- West Facing 12'7 x 11'4 Double Aspect Lounge
- Gas Central Heating & Double Glazing

2 Climping Park Bognor Road, Littlehampton BN17 5DW

-Modern Two-Bedroom Residential Park Home with Driveway & Wrap-Around Gardens-

This beautifully presented, fully residential park home offers a rare opportunity to enjoy modern living in a peaceful setting for residents aged 50 & over. Positioned on a generous plot, the property boasts wrap-around gardens with south and west aspects, creating a bright and welcoming environment throughout the day.

The home features a west-facing patio to the rear, perfect for relaxing or entertaining while overlooking open fields. Inside, the accommodation includes a 12'7 x 11'4 double-aspect lounge and an 11'4 double-aspect kitchen/diner, both designed to maximise light and space.

There are two well-proportioned bedrooms, along with a family bathroom. A private driveway attached to the home adds convenience, while the low-maintenance gardens allow more time to enjoy the surroundings.

With the benefit of an un-expiring, lifetime lease, this property offers peace of mind and long-term security.

Viewing is highly recommended to fully appreciate the excellent condition and desirable location of this delightful park home.



Council Tax Band: A

Tenure: Leasehold



LOUNGE

12'7 x 11'4

KITCHEN/BREAKFAST ROOM

11'4 x 9'2

BEDROOM ONE

10'8 x 9'4

BEDROOM TWO

8'5 x 8'4

BATHROOM

8'6 x 4'7

GROUND RENT

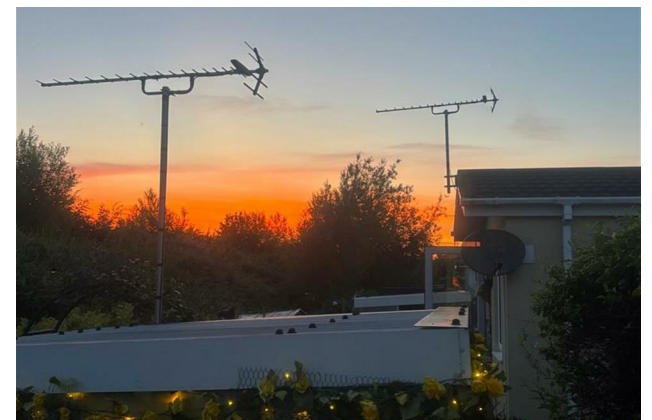
Approx £236.48 pcm

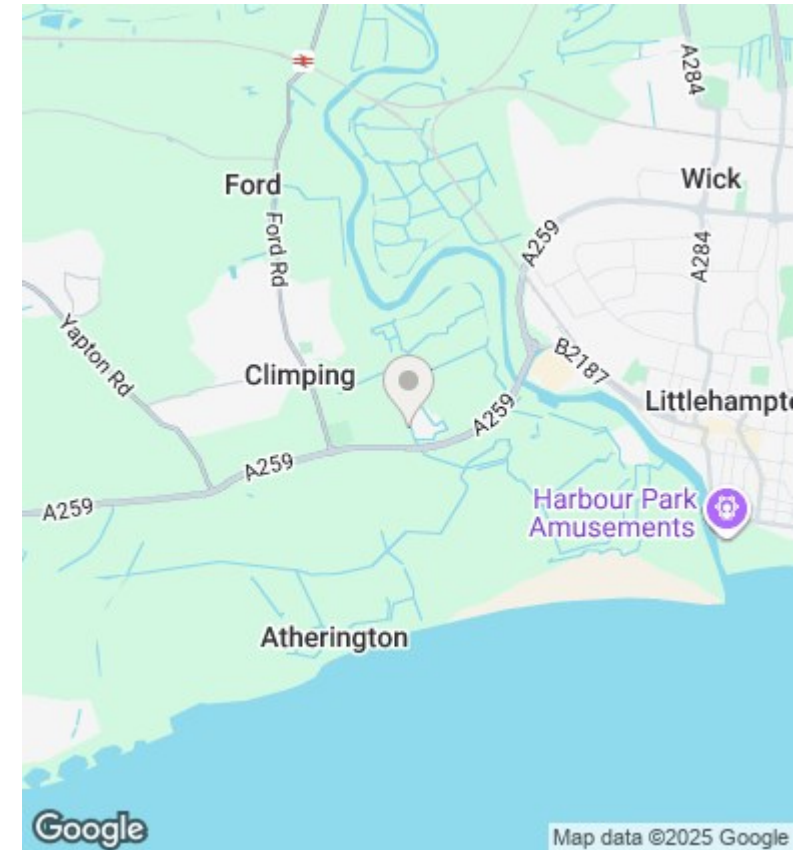
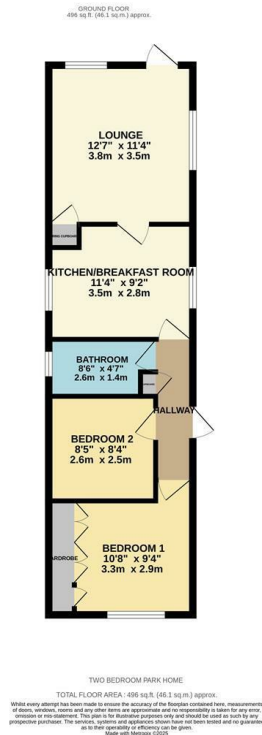
MAINTENANCE

Approx £240 PA- Inclusive of Water

An additional Fee of £35 PA is applied for a hosepipe licence if you wish to have one.

LICENCE FOR LIFE-UNEXPIRING





Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

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.