



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



simswilliams.co.uk

CHICHESTER

8-9 Southgate

Sales 01243 787868

Lettings 01243 836055

chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade

Sales 01243 551368

Lettings 01243 836055

walberton@simswilliams.co.uk

ARUNDEL

8a High Street

Sales 01903 885678

Lettings 01903 881133

arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street

Sales 01243 862626

Lettings 01243 836055

bognor-regis@simswilliams.co.uk

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.