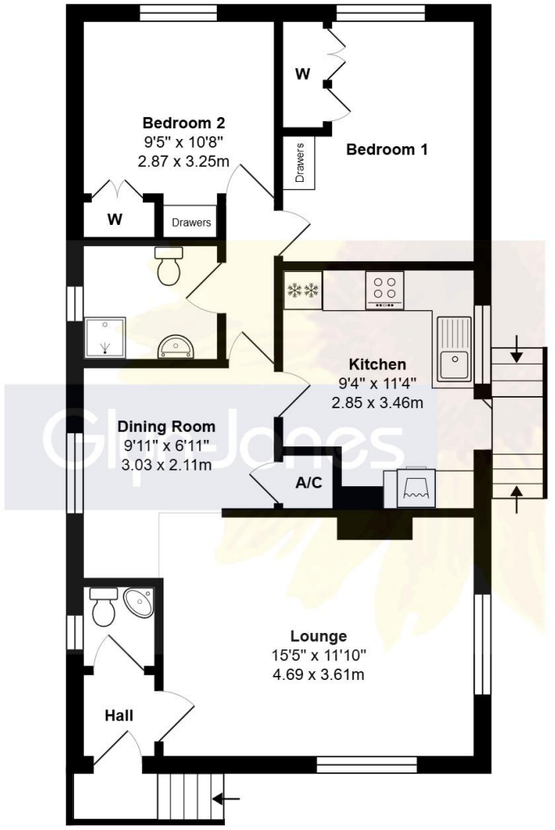


Total Area: 704 ft² ... 65.4 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2026

NOTE – For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable.

WITH OVER...



COMPANY REVIEWS NOW RECEIVED

At an Average rating of 4.9/5

Glyn-Jones

45, Climping Park, Littlehampton
West Sussex BN17 5DW
£160,000 Licensed



This well-presented property is situated on the popular Climping Park, an established residential site for residents aged 50 and over, offering 12-month residential occupancy.

The accommodation comprises an entrance hall, cloakroom, spacious dual-aspect lounge with an opening through to the dining area, and a fitted kitchen. There are two generous double bedrooms, both benefiting from built-in wardrobes, along with a modern shower room.

Further benefits include gas central heating, double glazing, and recently installed external insulation and rendering.

Externally, the property enjoys gardens to all sides, featuring a combination of lawn and paved areas for ease of maintenance. Additional outdoor features include a storage shed, greenhouse and off-road parking.

Climping Park is a highly regarded fully residential park for over 50s, ideally situated on Bognor Road in the sought after village of Climping, near Littlehampton. The park enjoys a peaceful coastal setting, surrounded by open countryside and farmland, while remaining conveniently accessible to nearby towns and amenities.

Littlehampton town centre is just a short drive away and provides a wide range of shops, cafés, restaurants, medical facilities, and leisure amenities, as well as a mainline railway station offering links along the coast and to London.

WITH OVER...



COMPANY REVIEWS NOW RECEIVED

At an Average rating of 4.9/5

Littlehampton Office
4 Surrey Street, BN17 5BG
01903 739000
littlehampton@glyn-jones.com

45, Climping Park, Littlehampton BN17 5DW
£160,000 Licensed







Tenure: Permission to place a park home on a designated site is by written agreement, in accordance with the 1983 Act. The permitted length of the agreement can vary from site to site, and we therefore strongly recommend that you engage legal representation before committed to the purchase of a park home.

Ground Rent: £253.08 Per Month

Council Tax Band: A

The site is situated approximately 1.5 miles from Littlehampton town centre and benefits from close proximity to Climping Beach and the River Arun.

The 700-bus service stops at the entrance to the site, providing convenient transport links to Littlehampton, Worthing, Brighton and Chichester. A local restaurant and farm shop are also located within one mile of the property, offering convenient access to local amenities.







WITH OVER...
750
COMPANY REVIEWS NOW RECEIVED
At an Average rating of 4.9/5

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01903 739000
littlehampton@glyn-jones.com