



Total Area: 911 ft² ... 84.7 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

88 Climping Park, Bognor Road, Climping BN17 5DW Offers in the Region of £200,000 – Licensed



Glyn-Jones and Company are delighted to offer for sale this exceptionally spacious and well-presented park home, pleasantly situated within the sought after Climping Park, a fully residential development exclusively for the over 50s.

We believed to be one of the largest homes on the site, this impressive residence offers generous and versatile accommodation throughout, ideal for those seeking to downsize without sacrificing comfort or living space. The accommodation comprises two double bedrooms, with the principal bedroom benefiting from a dressing area and en-suite shower room. The second bedroom enjoys the advantage of built-in wardrobes, whilst a separate study provides flexibility and could be utilised as a hobbies room, home office or occasional third bedroom. A separate bathroom serves the remainder of the accommodation. A particular feature of the property is the full width kitchen/breakfast room, offering ample space for both cooking and informal dining, complemented by a bright and spacious living room that provides an excellent space for relaxation and entertaining. Further benefits include double glazing, gas-fired central heating and tasteful neutral décor throughout, allowing the property to be occupied with minimal expenditure.

WITH OVER...

 At an Average rating of **4.9/5** ★★★★★

Littlehampton Office
 01903 739000
 www.glyn-jones.com



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Externally, the property enjoys attractive wrap around gardens, providing pleasant outdoor seating areas and opportunities for gardening enthusiasts. In addition, there is a private driveway offering ample off road parking.

Offered for sale with no forward chain, viewing is highly recommended to appreciate the size and quality of accommodation on offer.

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.

Climping Park is a full residential park, whose occupiers must be aged 50 or over.

Pet Allowance: 1 Dog or 1 Cat

Council Tax Band: A

Maintenance Fee: £199.09 per annum.

Ground Rent/Pitch Fee: £ 245.47 per month.

