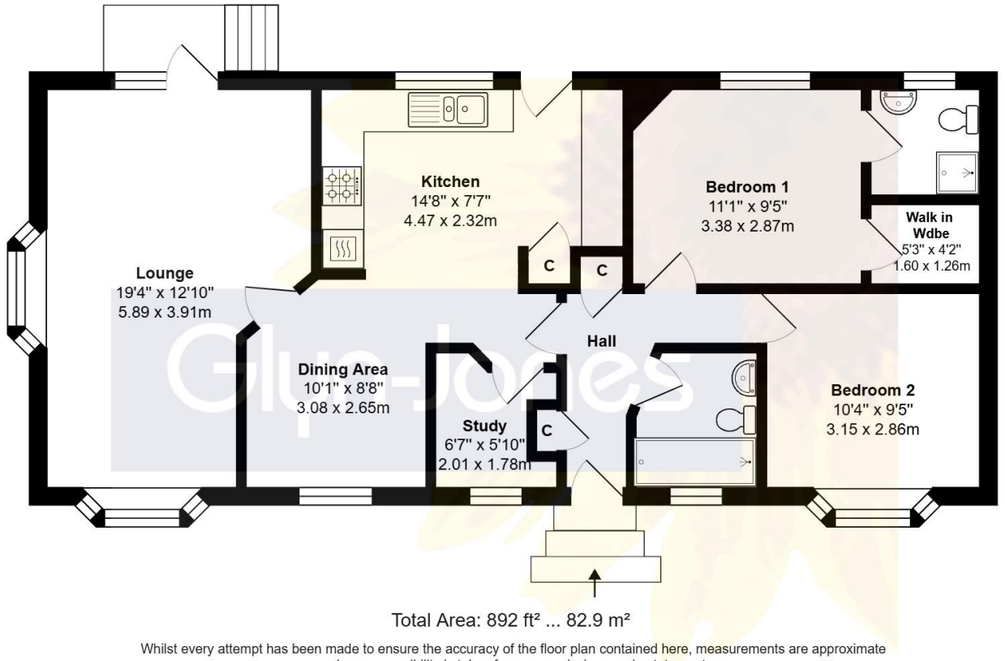


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by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

14 Climping Park, Bognor Road, Climping, Littlehampton, West Sussex BN17 5DW

£200,000 – License



Exceptionally Spacious & Well-Presented Park Home | Fully Residential Development Exclusively For The Over 50s | Believed To Be One Of The Largest Homes On The Site | Welcoming Entrance Hall | Large Fitted Kitchen With Breakfast Bar & Access Out To The Garden | Dining Area | Triple Aspect Living Room | Three Bedrooms, Master With En-Suite & Walk-In Wardrobe | Modern Shower Room | Wrap Around Gardens | Private Driveway | Visitor Parking Adjacent To Property | Close To Amenities & Transport Links | Viewing Highly Advised

Glyn-Jones and Company are pleased to present to the market 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.

Believed to be one of the largest homes on the site, the home offers an ideal opportunity for those seeking to downsize without sacrificing on living space. The accommodation comprises a welcoming entrance hall leading through to the large fitted kitchen with breakfast bar and access out to the garden. A dining area provides plenty of room for a large table whilst the triple aspect living room is particularly spacious and offers further access out to the garden. There are three bedrooms, the master benefitting from a private en-suite and walk in wardrobe. The second bedroom is a double room with ample wardrobe space whilst the third bedroom is currently dressed as an office. A modern shower room completes the accommodation.

Council Tax Band – A **Energy Efficiency Rating** – N/A

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... 750 COMPANY REVIEWS NOW RECEIVED

At an Average rating of 4.9/5

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

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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

Maintenance Fee: £201 per annum.

Ground Rent/Pitch Fee: £ 267 per month.

Further benefits include double glazing, gas-fired central heating and tasteful neutral décor throughout. 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 off road parking. Visitor parking is conveniently situated adjacent to the property.

Climping Park is a highly regarded fully residential park, 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. The village of Climping offers a charming semi-rural lifestyle, with scenic walks along the coast and easy access to the nearby beaches. 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. Excellent road connections via the A259 provide straightforward access to Bognor Regis, Worthing, Chichester, and the wider West Sussex area. The location is ideal for those seeking a tranquil yet well-connected setting, perfectly suited to relaxed residential living.







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