



Marchelms Horsemere Green Lane, Climping, Littlehampton, BN17 5QZ

£499,950

- Beautifully Presented & Maintained Victorian Cottage
- 15'4 Lounge With Logburner
- Three Bedrooms
- Viewing Highly Recommended To Appreciate This Stunning Property
- Sympathetically Modernised Whilst Retaining Many Character Features
- Impressive Grounds With Different Garden Areas To Enjoy
- First Floor Bathroom & Ground Floor Shower Room
- 21'1 Kitchen/Breakfast Room
- 18'9 x 12'4 Garage With Parking To Front & Further Driveway Providing Ample Parking
- Popular Climping Location

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Tucked away in the sought-after village of Climping, this beautifully presented and lovingly maintained Victorian cottage has been sympathetically modernised to offer the perfect blend of period charm and contemporary living. Retaining an abundance of original character features, the property provides spacious and versatile accommodation, making it an ideal home.

The heart of the home is the impressive 21'1 kitchen/breakfast room, offering an excellent space for everyday living and entertaining, whilst the inviting 15'4 lounge boasts a charming log burner, creating a warm and cosy atmosphere.

Upstairs, there are three well-proportioned bedrooms served by a family bathroom, whilst the ground floor benefits from the added convenience of a modern refitted shower room.

Externally, the property truly comes into its own with impressive grounds offering a variety of beautifully maintained garden areas to relax, entertain and enjoy throughout the seasons. A substantial 18'9 x 12'4 garage is complemented by parking to the front, with a further driveway providing ample off-road parking for several vehicles.

Situated in the ever-popular coastal village of Climping, the property enjoys easy access to picturesque countryside walks, the beach, nearby village amenities and excellent transport links.

A rare opportunity to acquire a stunning Victorian cottage in a desirable location. Viewing is highly recommended to fully appreciate everything this exceptional home has to offer.



Council Tax Band: D

Tenure: Freehold



KITCHEN/BREAKFAST ROOM

21'2" x 11'7"

Engineered wood floor with
door opening onto South
Facing patio area

DINING ROOM

15'3" x 8'11"

Engineered wood floors

LOUNGE

15'3" x 10'11"

With feature logburner

BEDROOM 1

15'4" x 10'11"

Range of fitted oak wardrobes

BEDROOM 2

10'0" x 8'0"

BEDROOM 3

9'0" x 8'2"

FIRST FLOOR BATHROOM

6'8" x 6'5"

GROUND FLOOR SHOWERROOM

6'11" x 6'8"

UTILITY ROOM

6'11" x 6'10"

DETACHED GARAGE

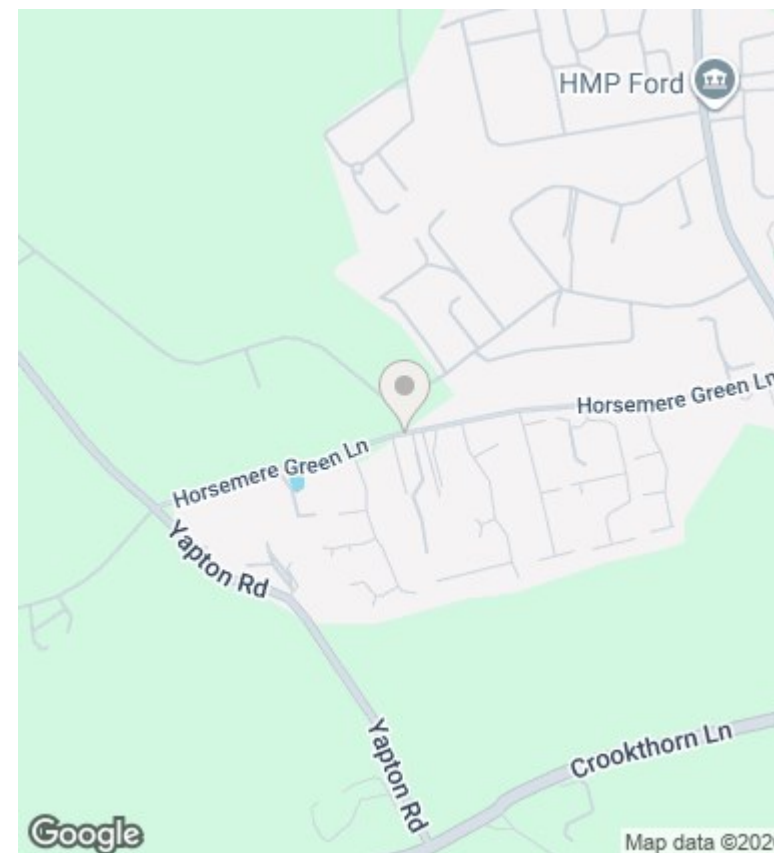
18'11" x 12'5"

Electric door power and light.





Climping is one of West Sussex's most desirable coastal villages, offering a wonderful balance of countryside charm and seaside living. The village is renowned for its unspoilt beach, picturesque walks across the South Downs National Park and the nearby River Arun, making it a haven for nature lovers and outdoor enthusiasts alike. Despite its peaceful setting, Climping enjoys excellent connectivity, with the historic cathedral city of Chichester, the market town of Arundel and the popular seaside town of Littlehampton all within easy reach. A range of local amenities, schools, golf courses, sailing facilities and mainline railway stations can be found nearby, providing convenient links to London, Brighton and beyond. Combining a relaxed village atmosphere with superb access to both coast and countryside, Climping is an exceptional place to call home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.