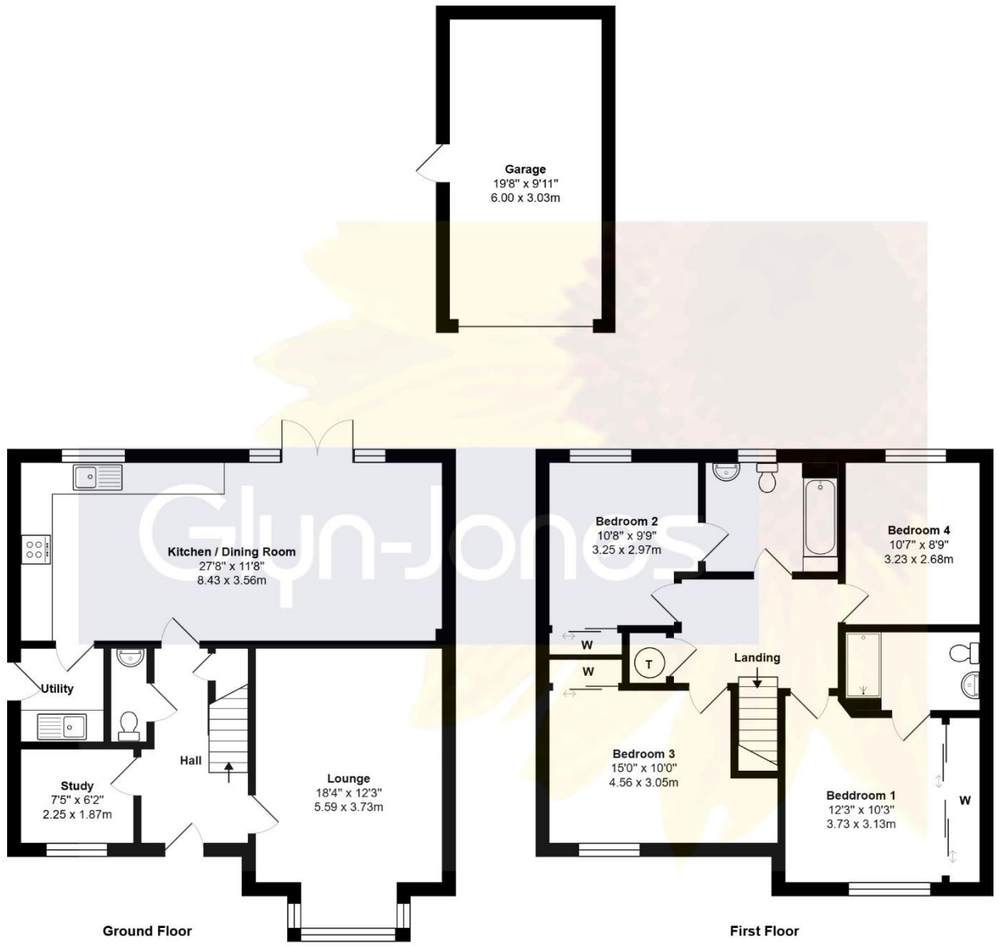

Total Area: 1671 ft² ... 155.2 m² (Includes Garage)

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

Energy Efficient Rating: B | Council Tax Band: F We recommend you have this verified by your legal representative at your earliest convenience.

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At an Average rating of 4.9/5

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 carpets and furnishings. We use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks is £48 including VAT for single purchaser and £60 including VAT for two or more purchasers 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.

Glyn-Jones

Littlehampton Office
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littlehampton@glyn-jones.com

6 Langford Close, Climping, West Sussex BN17 5FG
£575,000 Freehold

Glyn-Jones

Substantial Detached Residence | One Of Just Nine Properties In This Tranquil Cul-De-Sac | Ideally Situated - Semi-Rural Location | Spacious Entrance Hall | Sitting Room With Bay Window | Boot Room/Home Office | Large Kitchen/Dining Room With Patio Doors To Garden | Utility Room | Ground Floor Cloakroom | Four Double Bedrooms | Master With En-Suite + Generous Wardrobe Space | Family Bathroom With Jack & Jill Layout Connecting To One Of The Bedrooms | Landscaped Rear Garden | Garage With Power, Lighting + Electric Vehicle Charging | Driveway For Multiple Vehicles | Well Maintained Front Garden | Beautifully Presented Throughout | Close To Amenities + Transport Links | Viewing Highly Advised

Glyn-Jones & Company are pleased to present to the market this substantial detached residence, forming one of just nine properties in this tranquil cul-de-sac, ideally situated within the sought-after semi-rural village of Climping.

The property offers spacious and well-balanced accommodation, beginning with an inviting entrance hall that provides access to all main living areas. To the front, the sitting room is a bright and comfortable space, enhanced by a large bay window that allows for plenty of natural daylight. Also positioned at the front is a highly practical boot room offering excellent storage but equally lending itself to use as a home office or study. To the rear, the property boasts a superb open-plan kitchen and dining area, thoughtfully designed for modern living. Fitted with contemporary cabinetry and integrated appliances, the kitchen flows seamlessly into a generous dining and seating space with patio doors opening onto the rear garden. A separate utility room adds further convenience, providing additional storage and appliance space, along with access to a private pathway connecting the front and rear. A cloakroom completes the ground floor.

WITH OVER... 500 COMPANY REVIEWS At an Average rating of 4.9/5

Glyn-Jones

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6 Langford Close, Climping, West Sussex BN17 5FG

£575,000

This is a beautifully presented home that combines modern design with practical family living, all within a peaceful yet well-connected setting. Langford Close is ideally located within Climping, offering a desirable blend of countryside surroundings and coastal lifestyle. The nearby beach provides a tranquil setting for walks and leisure, while a range of everyday amenities can be found in neighbouring villages and towns. The historic city of Chichester is within easy reach, offering an excellent selection of shopping, dining and cultural attractions. The area is also well served by reputable schools and convenient transport links, making it an excellent choice for families and commuters alike.

Early viewing is strongly recommended to fully appreciate the quality, space and setting this superb home has to offer.

Upstairs, the sense of space continues with four well-proportioned double bedrooms. The principal bedroom benefits from extensive built-in wardrobes and a stylish en-suite shower room. The remaining bedrooms are all double rooms, two of which also include fitted storage. The family bathroom is well-appointed and features a Jack and Jill layout, offering direct access from one of the bedrooms for added practicality.

Externally, the landscaped rear garden has been designed to create a versatile and inviting space, incorporating paved seating areas, lawn and established planting. There is convenient access into the garage via a side door, as well as gated side access. The garage itself is equipped with power, lighting and an electric vehicle charging point, while the driveway provides ample off-road parking for several vehicles. The front garden is equally well maintained with lawn and mature shrubs enhancing the property's kerb appeal.

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