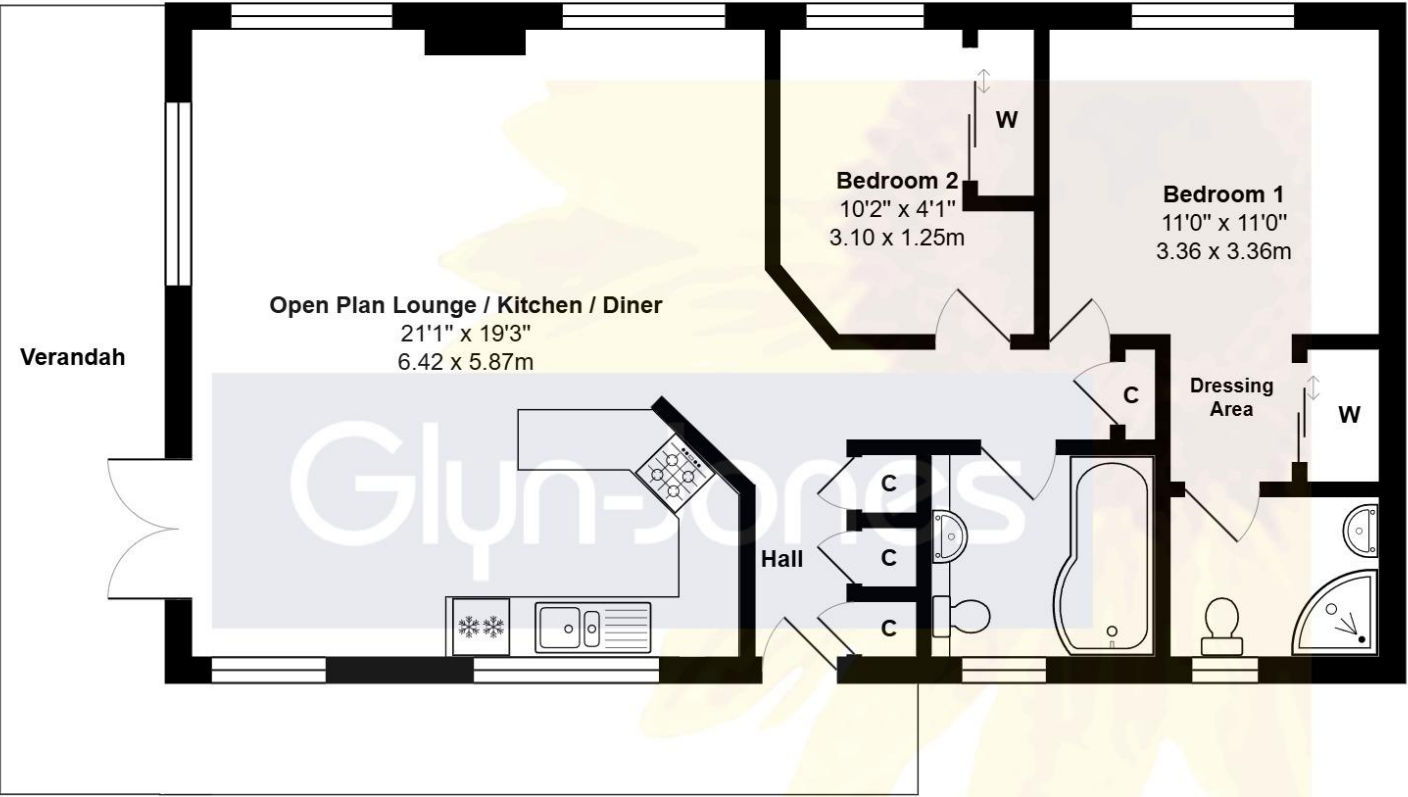




Total Approx.Floor Area 833 ft² ... 77.4 m² (Excludes Verandah)

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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2026

Park Information

Tenure: We have been informed by our vendor that the property is licensed, there are approximately 44 years remaining.
Site Fees: £5100 per annum

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. Glyn-Jones and Company may from time to time receive referral fees from businesses we recommend, including for financial services advise) and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.

WITH OVER...



**COMPANY
REVIEWS
NOW
RECEIVED**

At an Average
rating of

4.9/5



Glyn-Jones

**32 Jaybelle Grange, Yapton Road,
Climping, West Sussex BN17 5RU**
£180,000 – License

Glyn-Jones



*** SOLD PRIOR TO MARKETING* | Two Bedroom Park Home | Desirable Location | Beautifully Presented Throughout | Off Road Parking | Surrounding Gardens | Outdoor Storage Shed | No Onward Chain | Entrance Hall With Storage Cupboards (Providing Further Utility/Appliance Space) | Open Plan Living/Dining Area With Fitted Kitchen | Vaulted Ceilings + Large Windows With Contemporary Shutters | Patio Doors Out To The Substantial Wrap-Around Verandah | Two Double Bedrooms - Both With Built-In Wardrobes + Master With En-Suite Shower Room | Separate Family Bathroom | Plenty Of Outdoor Space | Close To Amenities + Transport Links | Viewing Highly Advised**

Glyn-Jones & Company are delighted to offer for sale this attractive two-bedroom park home, located within the sought-after Jaybelle Grange Lodge Park in the coastal village of Climping. Presented in excellent condition throughout, the property combines spacious, light-filled interiors with appealing outdoor space, off-road parking and the added benefit of NO ONWARD CHAIN.

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

32 Jaybelle Grange, Yapton Road, Climping, West Sussex BN17 5RU



The outdoor space is a particular highlight, with a generous wraparound-style verandah offering plenty of room for seating and relaxation. Decorative trellis screening provides an added degree of privacy, while the surrounding gardens offer further space to enjoy the outdoors. A paved driveway provides convenient off-road parking, and a detached shed offers valuable additional storage.

Set within Jaybelle Grange Lodge Park, the property enjoys a tranquil setting in Climping, a charming coastal village ideally positioned between Littlehampton and Bognor Regis. Climping Beach and the surrounding countryside provides wonderful opportunities for walking and enjoying the natural environment. The nearby town of Littlehampton, approximately three miles away, offers a comprehensive range of shops, cafés, restaurants and leisure facilities, together with a railway station providing connections along the south coast and towards London. Road links are also readily accessible via the A259, making this an appealing location for those wishing to enjoy a more relaxed pace of life without losing touch with nearby towns and amenities.

Upon entering, a generous hallway provides useful built-in storage and leads into the impressive open-plan living and dining area, which flows seamlessly into the fitted kitchen with breakfast bar. Vaulted ceilings enhance the feeling of space, while the feature fireplace creates a welcoming focal point. The kitchen is well equipped with a selection of wall and base units, work surfaces and appliances, conveniently arranged alongside the dining area. Large windows allow natural light to fill the room, complemented by stylish window shutters. Patio doors open directly onto the substantial verandah, extending the living space outdoors and providing an ideal spot for morning coffee, alfresco dining or entertaining friends and family.

The accommodation continues with two spacious double bedrooms, with the principal bedroom benefiting from plenty of wardrobe storage and a contemporary en-suite shower room. A separate family bathroom with bath and up-and-over shower serves the remainder of the property.



WITH OVER...


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