



1 Ryebank Cottages, Climping Street, Climping, BN17 5RP

£795,000 Freehold



3 Bedrooms



2 Bathrooms



3 Reception Rooms

*SW*

Sims Williams

## Key Features

- Spacious Character House
- Close to Beach & Bailiffs Court
- Superb Kitchen/Breakfast Room
- 2 Separate Reception Rooms
- 3 Good Size Bedrooms
- Principal Bedroom With En-Suite
- Secluded Gardens Within 1/4 acre
- Driveway & Double Garage
- Studio/Annexe Potential

## EPC Rating

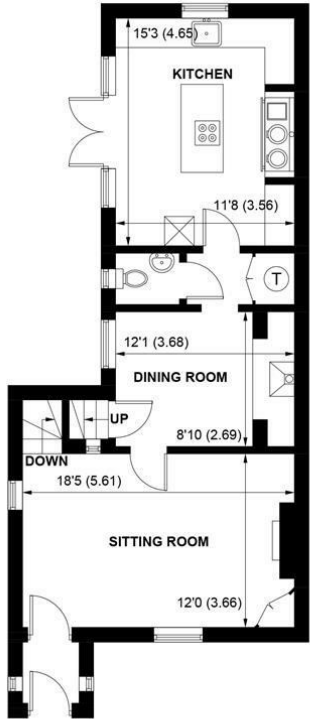
Current = D  
Potential = C

## Council Tax Band

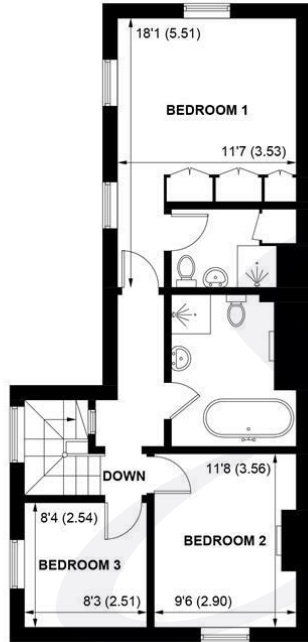
Band = E

## Tenure - Freehold

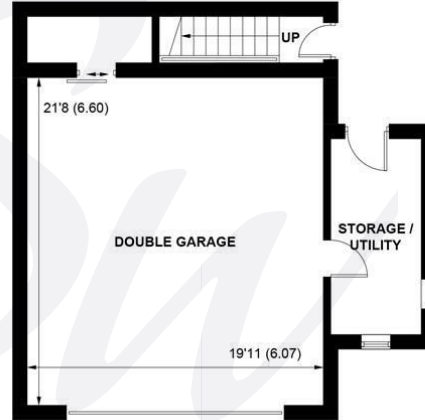




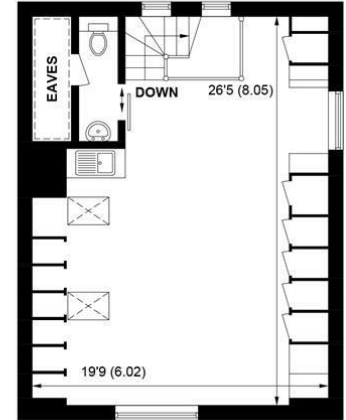
GROUND FLOOR



FIRST FLOOR



GARAGE - GROUND FLOOR



GARAGE - FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1190 SQ FT / 110.6 SQ M

GARAGE = 1124 SQ FT / 104.4 SQ M

TOTAL = 2314 SQ FT / 215.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

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Viewing Strictly by arrangement via the vendor's agent Sims Williams 01243 551368. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.