



Total Approx. Floor Area 882 ft<sup>2</sup> ... 81.9 m<sup>2</sup> (Excludes Decking)

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 2025

## 6 Jaybelle Grange, Climping West Sussex BN17 5RU £195,000 - Leasehold

Glyn-Jones



Glyn Jones and Company are delighted to offer for sale this luxury holiday lodge which is situated on a highly regarded gated site. The home has vaulted ceilings and large windows throughout which create a light and spacious feel.

The accommodation comprises; a south facing open-plan living room / kitchen / diner that has a triple aspect and has French doors leading to a private veranda. The kitchen has integral appliances including a cooker/hob, fridge/freezer and dishwasher. There is also ample space for a large dining table. In addition, there are two double bedrooms, one en-suite bathroom/w.c as well as a further family shower room/w.c.

Outside, there is a large veranda with a hot tub and ample space for table and chairs, there is also a private shed with power and driveway for several vehicles.

Other benefits include; mains gas central heating and double glazing throughout. NO FORWARD CHAIN.

WITH OVER...



At an Average rating of 4.9/5 ★★★★★

Glyn-Jones

Littlehampton Office  
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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.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

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### Park Information

Tenure: Leasehold – We are advised that there are approximately 13.5 years remaining on the lease, which is due to expire 01/11/2039.

You are advised to have this confirmed by your legal representative at your earliest opportunity.

Pitch Fee: £5100.00 per annum (this is inclusive of water rates).

We recommend you have this verified by your legal representative at your earliest convenience.

Jaybelle Grange Lodge Park is situated in a semi rural location within the very popular village of Climping and is accessed through The Oystercatcher's car park. Climping's famous beach and sand dunes can be found within half a mile of the property.

Slightly further afield, the historic town of Arundel and seaside town of Littlehampton can be found boasting a range of shops and eateries.

