



57 Climping Park, Bognor Road BN17 5GW
£150,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

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- Well Presented Park Home
- 2 Bedrooms
- Internal Viewing Recommended
- Gas Central Heating & Double Glazing
- Modern Kitchen & Shower Room
- Un-Expiring, In Perpetuity Lease
- Popular Climping Park Site
- Private Garden & Parking Space
- Council Tax Band 'A'

A modern well presented Park Home offered for sale within the popular Climping Park Development. This particular model is a 'Prestige Minuet' 45 x 12 and new from circa 2012.

In brief the accommodation comprises: - entrance hall, double aspect lounge, modern kitchen with built in gas hob and electric oven and space for a small table and chairs; master bedroom with built in wardrobes, bedroom two and a modern shower room/WC. Outside there is a private drive providing off road parking and gardens that surround the home.

There is also visitor parking just a short distance from number 57.

We would strongly recommend internal viewing to fully appreciate this lovely park home.

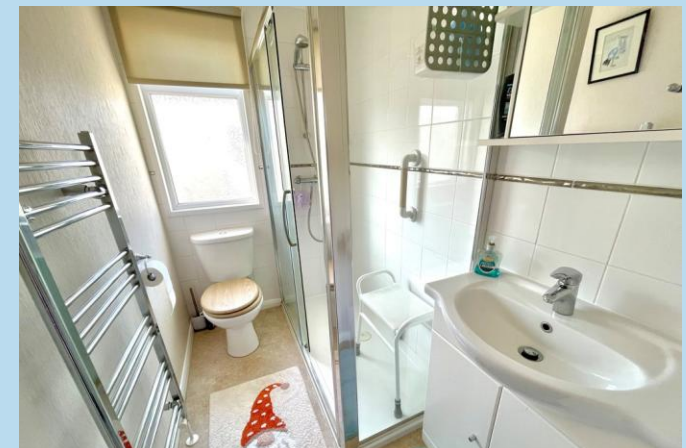
Climping Park is accessed from the Bognor Road just as you leave Littlehampton heading west, on the way to Climping. The park is conveniently located for access to Littlehampton town centre for shopping and the train station and also a Tesco supermarket.

AGENTS NOTES

LEASE - Un-expiring, in Perpetuity
PARK LICENCE & FULL RESIDENTIAL - 12 month occupancy
PETS - 1 dog or 1 cat allowed
PITCH FEE - £236.46 per month
MAINTENANCE - £199.09 per month
AGE RESTRICTION - Over 50's
COUNCIL TAX BAND - 'A'

Vendor suited - no onward chain.

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.





ENTRANCE HALL

LOUNGE

12' 5" x 11' 4" (3.78m x 3.45m)

KITCHEN

11' 4" x 9' 4" (3.45m x 2.84m)

BEDROOM 1

11' 5" x 8' 10" (3.48m x 2.69m)

BEDROOM 2

8' 6" x 8' 4" (2.59m x 2.54m)

SHOWER ROOM/WC

PRIVATE DRIVE

PRIVATE SURROUNDING GARDENS



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