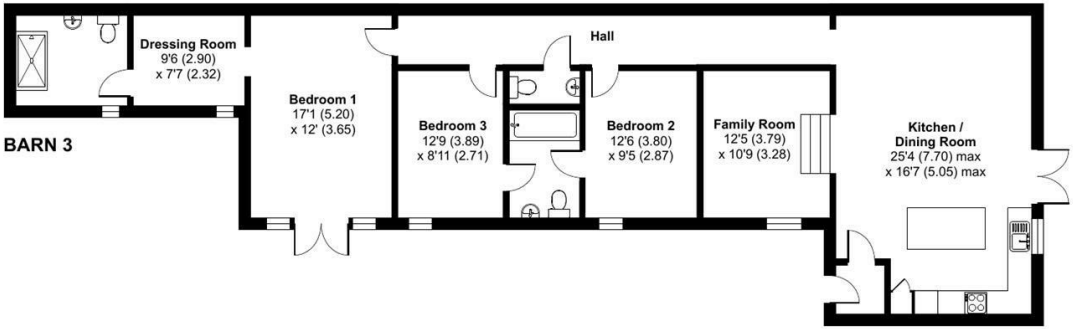
Sims Williams

3 KENTS YARD, BROOKPIT LANE, CLIMPING, WEST SUSSEX, BN17 5QT

Barn 3, Kents Yard, Brookpit Lane, Climping BN17 5QT

Barn 3 = 1431 sq ft / 132.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sims Williams. REF: 1177837 1210259

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£2,295 PCM

3, KENTS YARD, BROOKPIT LANE CLIMPING, WEST SUSSEX, BN17 5QT

- 3 Bedroom Barn Conversion
- Modern Super Matt Black Kitchen
- Open Plan Living
- Family Room
- Principal Suite
- Underfloor Heating ASHP
- Two Allocated Parking Spaces + EV Charging Point
- Southerly Aspect Garden
- Five Weeks Rent Security Deposit

EPC RATING

Current = C
Potential = A

COUNCIL TAX BAND

Band = New Build

The select development of just 3 unique barns has been developed in a semi rural courtyard setting with private gardens and views over farmland. Climping is conveniently situated close to Bailiffscourt Spa Hotel and the beach.

This barn benefits from an open plan living area with vaulted ceilings, concealed lighting and doors opening to the courtyard and rear garden. The kitchen area comprises of modern handless Clerkenwell super matt black kitchen units with white stone worktops. It has an integrated washing machine, dishwasher and fridge freezer and a Bosch 4 ring induction hob, double electric oven and extraction fan. The open plan living area has vaulted ceilings and featured lighting with doors onto the garden. The family room is a great addition and is accessed from the kitchen / dining area.

All flooring is of high specification, Ivory wool carpets on quality underlay are fitted to all bedrooms and the family room. Oak effect ceramic floor tiles to the kitchen, dining, living and hall way areas.

The principal suite comprises of a bedroom with vaulted ceilings and French doors, a dressing room and a large en-suite wet room. Bedrooms 2 and 3 feature a 'Jack & Jill' bathroom and there is also a separate cloakroom. The bathroom and en-suites feature contemporary white suites with stylish black fittings, mirror, shaver sockets and heated ladder style towel rails. There is ceramic tiling to the floors and walls with a feature tile detail with a black trim.

The southerly rear garden is enclosed with post and rail fencing and is laid mainly to lawn with sandstone paved terracing. The front central courtyard provides a welcoming entrance and parking together with EV charging points. Bike stores are available for all three barns and are located in the courtyard.

Directions

From The Oystercatcher Pub on the A259, proceed east. At the mini roundabout turn right into Crookthorn Lane continuing round into Brookpit Lane. Kents Barns will be found on the right hand side.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 836055
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract