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

£795,000 Freehold

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

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
- Large Studio/Office Above
- & Adjoining Annexe/Workshop

EPC Rating

Current = D
Potential = C

Council Tax Band

Band = E

Tenure - Freehold

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 ©
Produced for Sims Williams

simswilliams.co.uk

CHICHESTER

8-9 Southgate
Sales 01243 787868
Lettings 01243 836055
chichester@simswilliams.co.uk

WALBERTON

5 Maple Parade
Sales 01243 551368
Lettings 01243 836055
walberton@simswilliams.co.uk

ARUNDEL

8a High Street
Sales 01903 885678
Lettings 01903 881133
arundel@simswilliams.co.uk

BOGNOR REGIS

46 High Street
Sales 01243 862626
Lettings 01243 836055
bognor-regis@simswilliams.co.uk

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.