



4 The Beaches, Climping BN17 5PQ

OIEO £525,000 Freehold



3 Bedrooms



2 Bathrooms



3 Reception Rooms



Key Features

- Detached House
- Beautifully Presented
- 3 Bedrooms
- En Suite Shower Room
- Bright & Spacious Lounge
- Kitchen/Diner
- Study/Office
- Conservatory
- Designer Landscaped Garden
- Garage & Parking

EPC Rating

Current = C

Potential = B

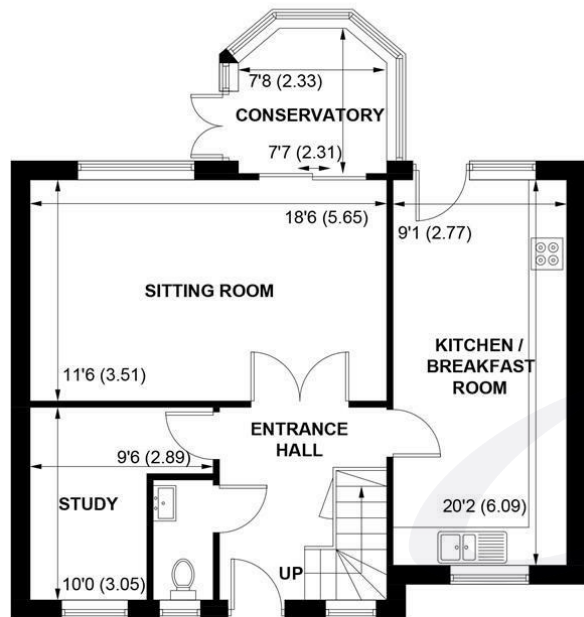
Council Tax Band

Band = F

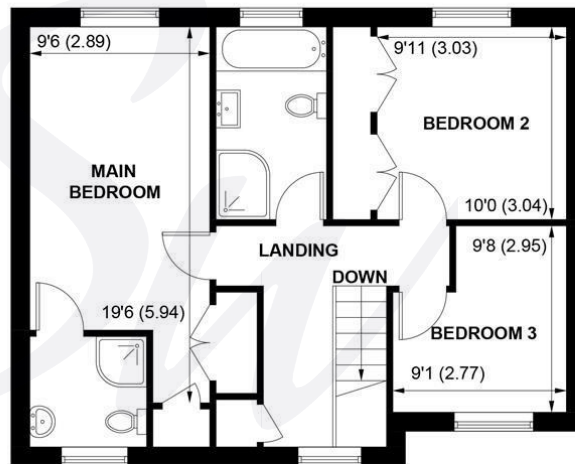
Tenure - Freehold

Estate Charges: £1140pa, payable quarterly

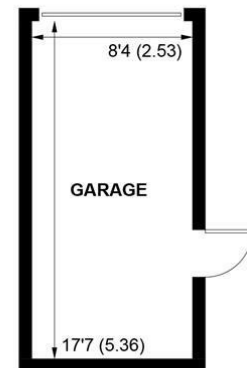
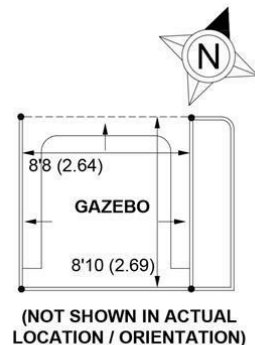




GROUND FLOOR



FIRST FLOOR



APPROXIMATE GROSS INTERNAL AREA = 1244 SQ FT / 115.6 SQ M

GARAGE = 146 SQ FT / 13.6 SQ M

TOTAL = 1390 SQ FT / 129.2 SQ M

(EXCLUDING GAZEBO)

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

Produced for Sims Williams



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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.