

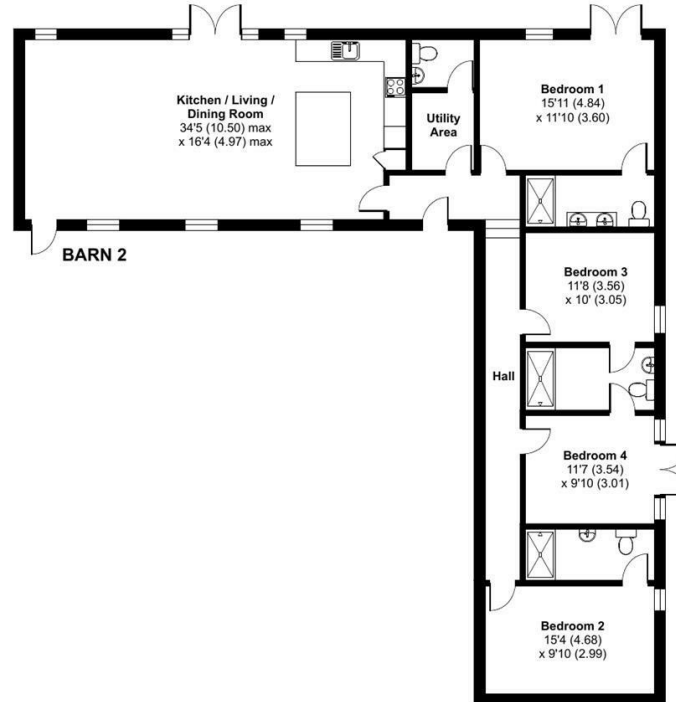


2 KENTS YARD, BROOKPIT LANE, CLIMPING, WEST SUSSEX, BN17 5QT

Barn 2, Kents Yard, Brookpit Lane, Climping BN17 5QT

Barn 2 = 1592 sq ft / 147.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sims Williams. REF: 1177837



WALBERTON OFFICE

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£795,000 Freehold

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

- 4 Bedroom Barn Conversion
- Modern Super Matt Black Kitchen
- Utility Room & WC
- Underfloor Heating ASHP
- All Flooring Included
- 3 En-Suites
- Parking
- Large Garden
- 10 Year 'Advantage' Warranty

EPC RATING

Current = B

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 Baillifscourt Spa Hotel and the beach.

This barns benefits from an open plan living area with vaulted ceilings, concealed lighting and doors opening to the courtyard and large rear garden. The kitchen area comprises of modern handleless 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. There is a separate utility room and cloakroom. All flooring is included. Ivory wool carpets on quality underlay are fitted to all bedrooms. Oak effect ceramic floor tiles to the kitchen, dining, living and hall way areas.

The principle bedroom has doors that open onto the garden and an en-suite shower room. Bedrooms 2 and 3 feature a 'Jack & Jill' shower room and bedroom 4 has an en-suite shower room. 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 large wrap around 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. This property comes with a ten year 'Advantage' warranty.

New Homes Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Images shown may be from previous developments and are just an indication for illustrative purposes only.

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.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

