

The logo for Sims Williams, featuring the letters 'Sw' in a white, elegant script font on a dark blue square background.

Sims Williams



33 JAYBELLE GRANGE, YAPTON ROAD, CLIMPING, WEST SUSSEX, BN17 5RU



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 844 SQ FT / 78.4 SQ M  
 SHED = 48 SQ FT / 4.5 SQ M  
 TOTAL = 892 SQ FT / 82.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©  
 Produced for Sims Williams

# £240,000 Leasehold

**33 JAYBELLE GRANGE,  
YAPTON ROAD,  
CLIMPING,  
WEST SUSSEX, BN17 5RU**

- Luxury Lodge
- 3 Double Bedrooms
- Lounge/Kitchen/Diner
- En Suite to Master Bedroom
- Private Veranda
- Detached Storage Shed
- Driveway
- Gated Development
- All Year Round Occupancy

Set in a secluded private luxury development of residential lodges in Climping Village.

This 3 bedroom detached lodge boasts open plan modern living with vaulted ceilings and is presented in fantastic order.

The accommodation comprises of open-plan living room/ kitchen/diner that has a triple aspect and has French doors leading to a private veranda. The living area has a feature fireplace with electric fire. The kitchen has a range of wall and base units and integrated appliances including a cooker/hob, fridge/freezer and washer/dryer. There is also ample space for a large table and chairs.

There are 3 bedrooms with master bedroom having a dressing area and en suite shower room. There are 2 further bedrooms one of which has fitted wardrobes. The family bathroom has a panel bath with shower over, wash hand basin, WC and heated towel rail.

Outside there is a private decked veranda with a jacuzzi and space for garden table and chairs. There is also a detached storage shed with power and light and driveway parking for 2 cars.

The lease has been extended and has 42 years remaining. The maintenance

charges are £3900pa and include the water rates. There are no council tax charges. The property can be occupied 365 days of the year. Cash buyers only.

## 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.

## Directions

From Yapton Village head towards Climping on the B2233, before you get to the A259 turn right as if you were going to the Oyster Catcher pub. The development is situated on the right hand side. There is a key code to get into the gated development. Keep to the left as you enter the development and number 33 can be found on the right hand side.

## Family Disclaimer

In accordance with the Estate Agents Act 1979, we would inform you that the vendor is a relative of an employee of Sims Williams Estate Agents.





Viewing Strictly by arrangement via the vendor's Sale Agent Sims Williams 01243 551368  
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract

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