



4 The Beaches, Climping, BN17 5PQ

£525,000 Freehold



3 Bedrooms



2 Bathrooms



3 Reception Rooms

SW

Sims Williams

## Key Features

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

## EPC Rating

Current = C  
Potential = B

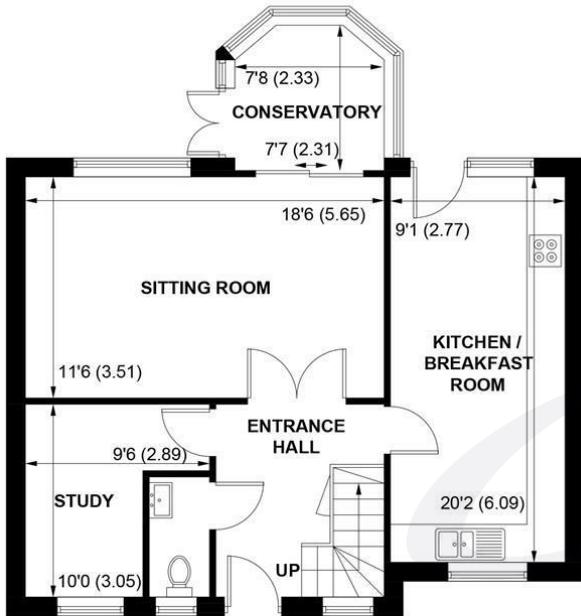
## Council Tax Band

Band = F

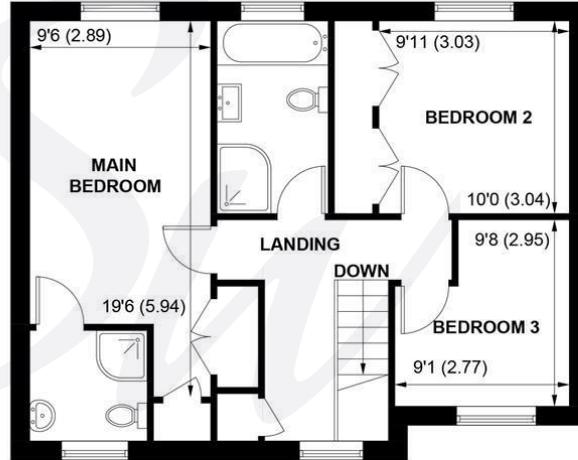
## Tenure - Freehold

Estate Charges:  
£100per month

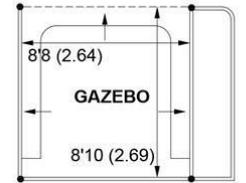




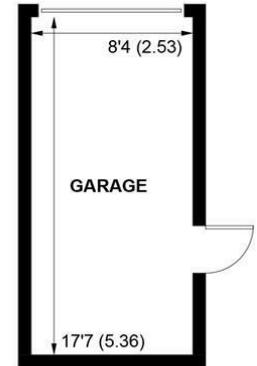
**GROUND FLOOR**



**FIRST FLOOR**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

**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.