



1 Ryebank Cottages, Climping Street, Climping, BN17

~~£795,000~~ ^{5DP} £795,000 Freehold



3 Bedrooms



2 Bathrooms



3 Reception Rooms

SW

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
- Gravelled Driveway
- Double Garage With Room Above

EPC Rating

Current = D

Potential = C

Council Tax Band

Band = E

Tenure - Freehold





APPROXIMATE GROSS INTERNAL AREA = 1267 SQ FT / 117.7 SQ M

GARAGE = 1074 SQ FT / 99.8 SQ M

TOTAL = 2341 SQ FT / 217.5 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.