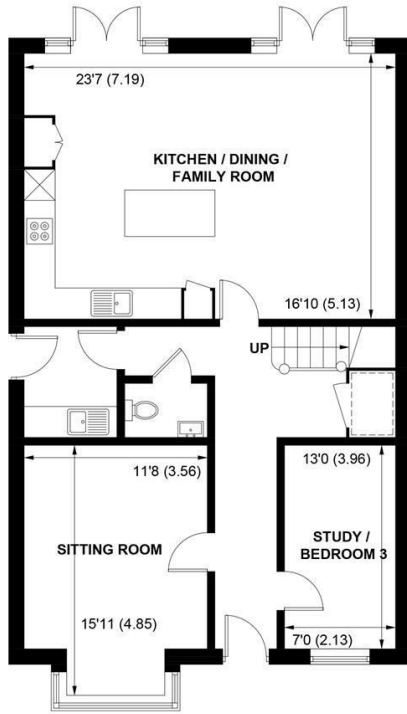


The logo for Sims Williams, featuring the letters 'SW' in a stylized, cursive font.

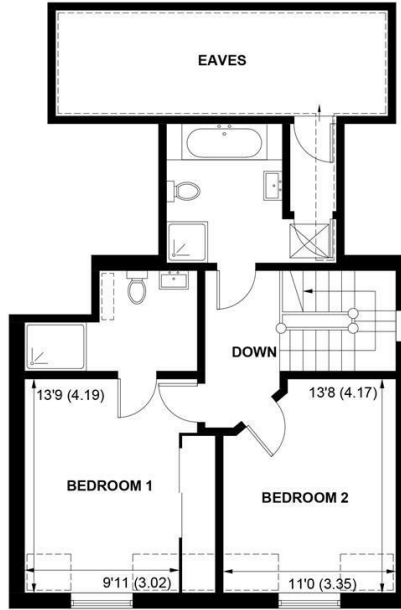
Sims Williams



8 LANGFORD CLOSE, CLIPPING, WEST SUSSEX, BN17 5FG

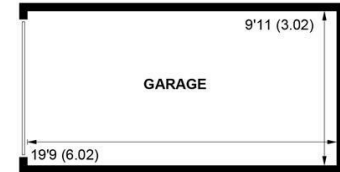


GROUND FLOOR



FIRST FLOOR

= REDUCED HEADROOM BELOW 1.5M / 5'0



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1638 SQ FT / 152.2 SQ M

GARAGE = 194 SQ FT / 18 SQ M

TOTAL = 1832 SQ FT / 170.2 SQ M

(INCLUDING EAVES)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

£635,950 Freehold

8, LANGFORD CLOSE, CLIMPING, WEST SUSSEX, BN17 5FG

- Select New Development
- Lounge With Bay
- Kitchen/Family Room
- Integrated Appliances
- Utility Room. Cloakroom
- Study/Bedroom 3
- 2 First Floor Bedrooms
- Bathroom & En Suite
- Garage & Parking
- Southerly Gardens

EPC RATING

Current = B

Potential = A

COUNCIL TAX BAND

Band = F

Langford Close is a select development of just 9 beautiful homes which have been built to an extremely high standard by MJH Executive Homes.

The development has a good mix of properties and is well located being accessible to schools, shops and Climping seafront. This home is fully carpeted, with Allura luxury vinyl flooring to the kitchen, there are also fitted curtains & blinds.

Plot 8 is situated at the far end of the development and enjoys versatile accommodation ideal for either a family or active retired couple. The lounge is to the front and has a square bay window.

The kitchen/family room is a superb room with a range of contemporary units and various integrated appliances. The family area has ample space for table, chairs and sofa etc. with doors opening onto the southerly gardens. There is also a separate utility room and ground floor cloakroom.

The ground floor home office/study is a good size and could easily be used as a ground floor bedroom.

On the first floor there are 2 further double bedrooms with the master having fitted wardrobes and a stylish en site shower room.

There is also a part tiled family bathroom with an elegant white suite including separate shower cubicle and Porcelanosa tiling.

Outside, the southerly rear gardens have been fully landscaped with paved patio areas, shaped lawns and well stocked borders. There is a further section of garden to the front with borders and driveway parking for 2 cars together with the garage, with power, light and an electric vehicle charging point.

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 the Oyster Catcher on the A259 proceed north along Yapton Road, Climping turning right into Horsemere Green Lane. Langford Close will be found on the right hand side.



Viewing Strictly by arrangement via the vendor's Sole 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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