

2 KENTS YARD

BROOKPIT LANE | CLIMPING | BN17 5QT

Sims Williams

2 KENTS YARD

BROOKPIT LANE, CLIMPING, BN17 5QT

- 3 Bedroom Barn Conversion
- Newly Fitted Kitchen
- Open Plan Living
- Utility Room & WC
- Underfloor Heating ASHP
- 2 En Suites
- Ample Parking
- Large Garden
- Remaining New Build Warranty







A unique converted barn in a semi-rural courtyard near Climping, close to Bailiffscourt Spa Hotel and the beach.

Kents Yard offers well presented accommodation blending original character with modern features. The open-plan kitchen, dining, and living area has vaulted ceilings, integrated appliances, and doors opening to both the courtyard and garden, creating a bright, spacious feel with countryside views.

There are three double bedrooms. The principal bedroom has garden access and an en suite, while bedrooms two and three share a Jack and Jill shower room. A separate WC is also included. An additional room, currently used for storage, retains plumbing and could be converted back into an en suite.

Outside, the property features a wraparound garden with a courtyard, lawn, and patio, plus ample off-road parking to the front.

AML & ID

As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.

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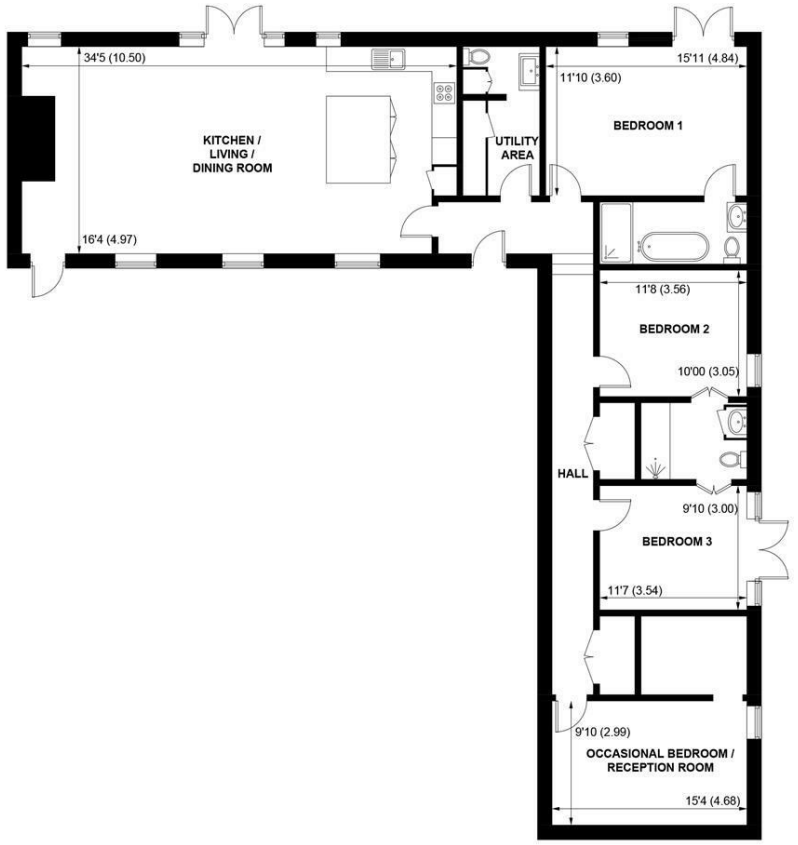
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EPC Band - Current - B Potential - A

Council Tax Band E



APPROXIMATE GROSS INTERNAL AREA = 1592 SQ FT / 147.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 © Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.
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.

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