

WATERSIDE

Climping Street, Climping  
Littlehampton, West Sussex, BN17

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

# A well presented three/four bedroom detached house.

Hamptons International

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chichester@hamptons-int.com

[www.hamptons.co.uk](http://www.hamptons.co.uk)

Entrance Hall | Kitchen/Breakfast Room | Sitting Room | Dining Room | Snug | Office/Bedroom Four | Shower Room | Cloakroom | Ground Floor Bedroom With En Suite Bathroom | Two First Floor Bedrooms | En Suite Shower Room | Garden Room | Summer House | Garage With Attached Car Port | Gardens

## Offers in excess of £925,000 Freehold

### Description

Atherington Lodge is an extremely well presented detached property believed to date back to 1860. The property has been extended and remodelled over recent years.

Arranged over two floors the accommodation comprises an entrance hall, a well appointed kitchen/breakfast room, an open plan sitting/dining room with a fireplace, a snug with an open fireplace, cloakroom, a ground floor bedroom with en suite bathroom, an office/bedroom four, and a shower room to the ground floor. Upstairs there are two bedrooms, an en suite shower room and roof terrace leading off bedroom two.

### Outside

The gardens and grounds surround the house with a long driveway leading to a parking area and an oak framed garage/car port for three vehicles. The front garden is mainly laid to lawn with various plants and shrubs. The rear garden is a good size and again laid to lawn with a pond. There is a garden room providing additional space for a number of uses, plus a summer house with power and light and adjoining covered terrace.

### Location

The property is situated close to the beach in the favoured location of Climping village. The West Beach Sand Dunes are an area of Special Scientific Interest. Climping Street is a no through road giving access only to the beach (approximately half a mile) and the world

renowned "Baillifscourt Hotel". Nearby there is "The Black Horse" traditional pub and "The Oyster Catcher" pub and restaurant. The small seaside town and port of Littlehampton retains all the charm of a traditional Victorian resort and offers a mainline station to London Victoria. Leisure pursuits are plentiful within the area and include sailing from Littlehampton Marina and Chichester Harbour, golf at Ham Manor and Goodwood, along with horseracing and motor events.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

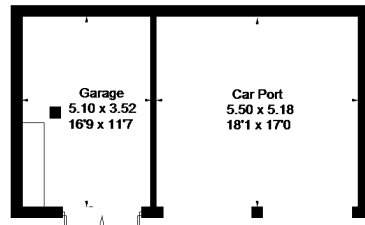
# Climping Street, Climping, Littlehampton

Approximate Gross Internal Area = 187.9 sq m / 2022 sq ft  
(Excluding Eaves Storage)

Garage = 18.3 sq m / 197 sq ft ( Excluding Car Port )

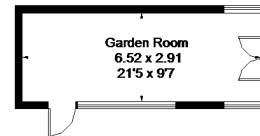
Outbuildings = 24.4 sq m / 263 sq ft

Total = 230.6 sq m / 2482 sq ft



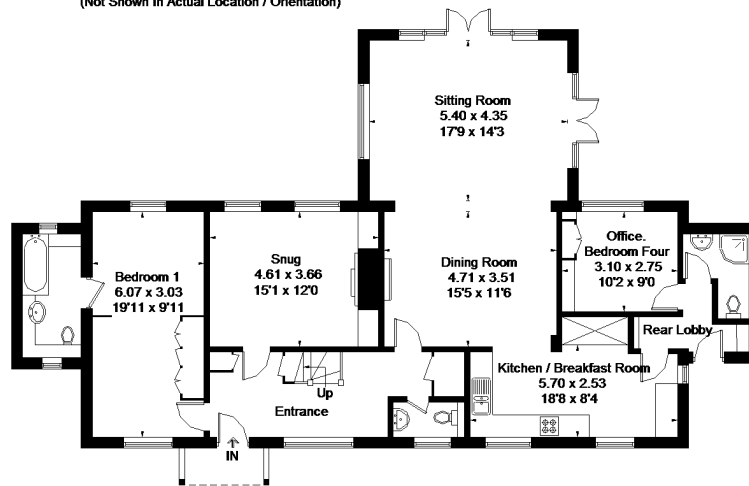
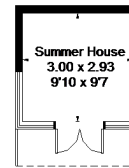
Garage

(Not Shown In Actual Location / Orientation)



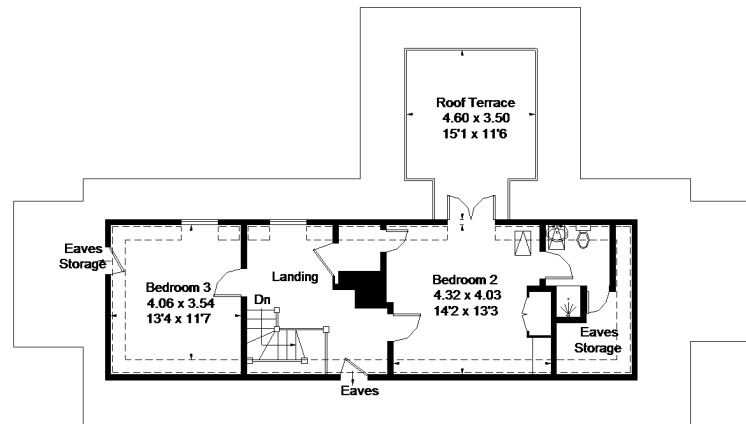
Outbuildings

(Not Shown In Actual Location / Orientation)



Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 148439

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

