



27 Crophorne Drive
Climping, West Sussex, BN17 5GG

27 Crophorne Drive

Located in the picturesque coastal hamlet of Climping, which lies just south of the historic market town of Arundel, is this recently modernised and beautifully presented detached home. This outstanding property enjoys an enviable position, being both light and spacious, and offering modern accommodation comprising of five bedrooms, three reception rooms, a modern kitchen/breakfast room, two en-suites and a family bathroom. To the front of the property is an extensive driveway and landscaped garden. The rear garden is part wall enclosed, landscaped and south facing. Within the garden is an attractive garden room.

- Picturesque location
- Beautifully updated
- 5 bedrooms
- 3 reception rooms
- 3 bathrooms
- Kitchen/breakfast room
- Garden room
- South facing rear garden



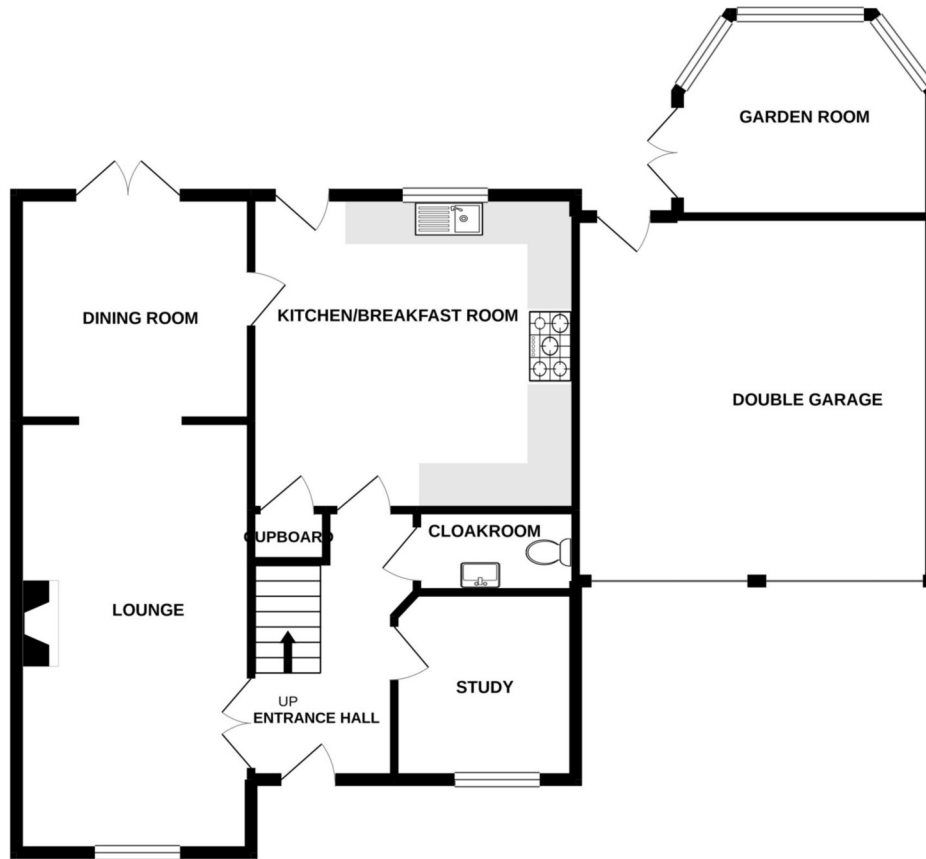




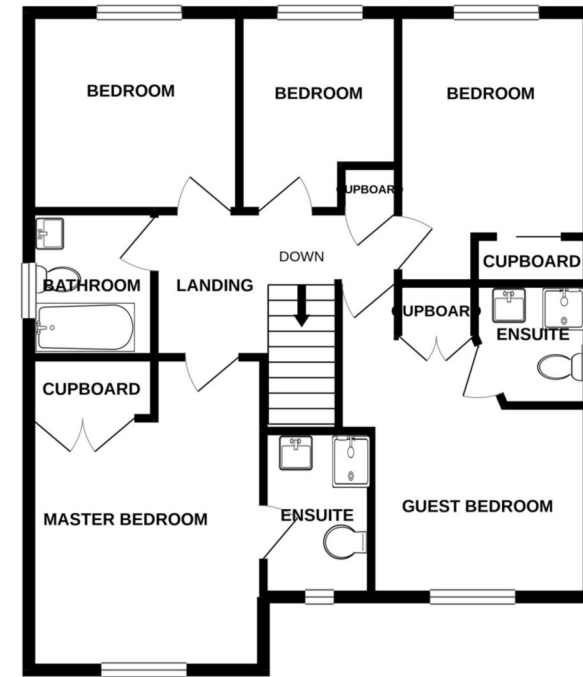




GROUND FLOOR
1108 sq.ft. (103.0 sq.m.) approx.



1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1847 sq.ft. (171.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services

Water, gas, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council Tax: Band F

Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.



Pegasus Properties

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