



10 The Beaches  
Waterford Gardens  
Climping  
BN17 5PQ



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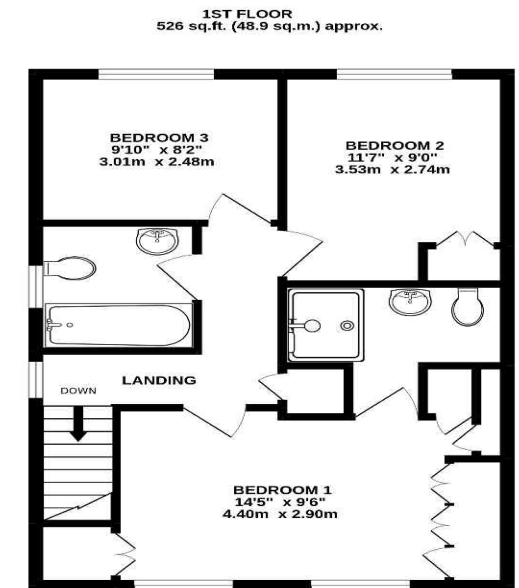
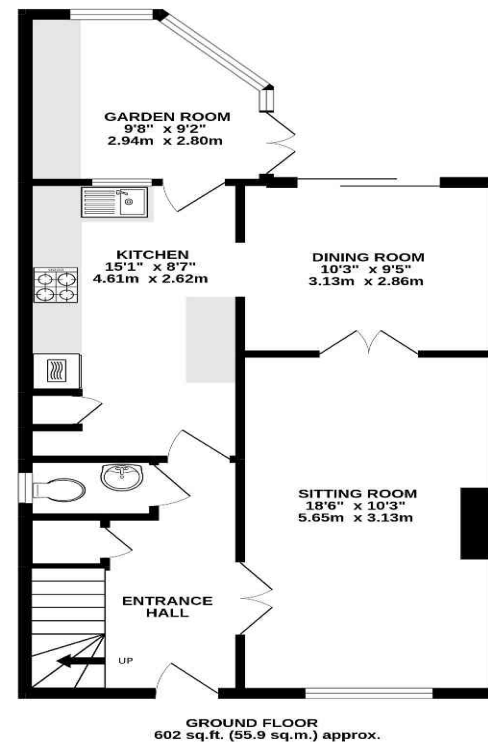


3 Bedroom Semi-Detached House  
£450,000 Freehold



## Floor Plan:

- Exceptionally well presented throughout
- 3 reception rooms
- 3 bedrooms
- Allocated parking space
- Stunning setting
- Gated private estate
- Light and airy feel
- Private mature rear garden



**TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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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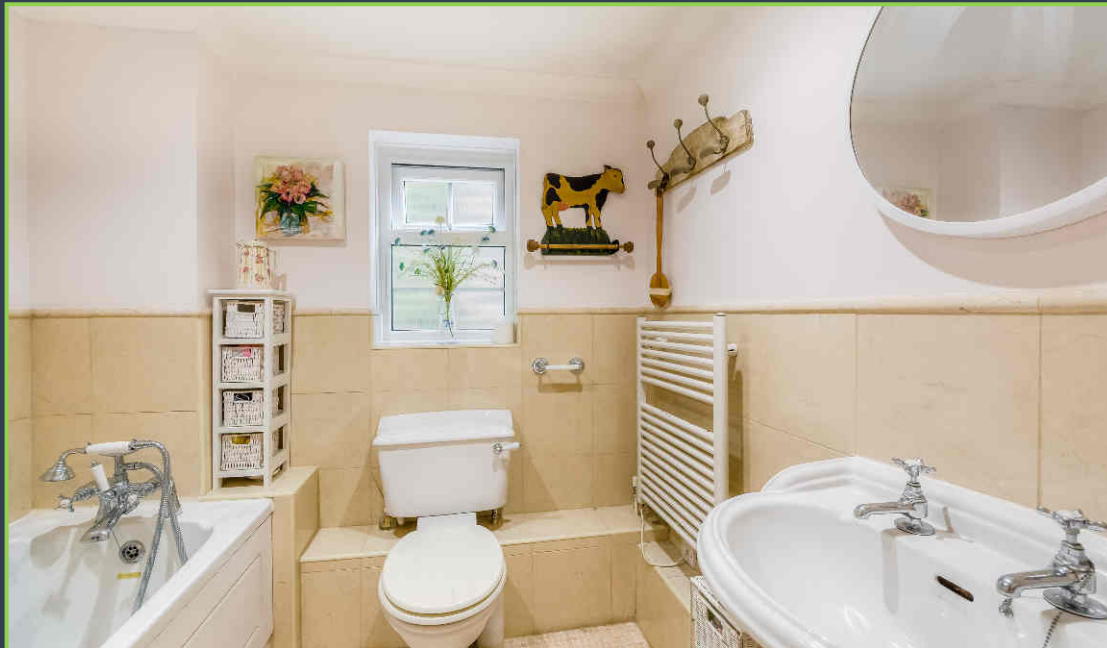
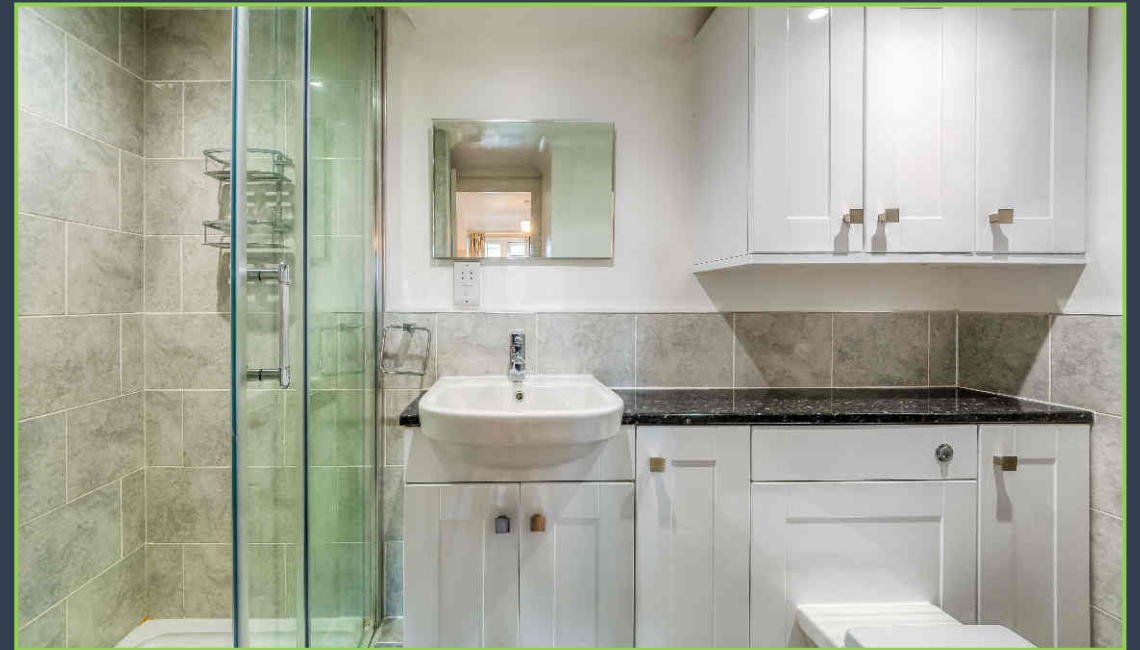












## The Property:

Located in this exclusive gated development sits this exceptionally well presented 3-bedroom semi-detached home.

The spacious accommodation is arranged over two floors. The ground floor comprises of a welcoming entrance hall, three reception rooms, a modern kitchen and a ground floor cloakroom. Upstairs there are three generous bedrooms, with the master bedroom enjoying an en-suite shower room with the remaining two bedrooms being serviced by a family bathroom.

To the front of the property there are views over landscaped gardens and attractive water features, including a small seating area and mature planting.

The rear garden is incredibly pretty with a variety of mature borders and potted plants. It also offers a good degree of privacy and benefits from being low maintenance, with a mixture of terrace and shingle and is accessed from the dining room and conservatory. Completing the exterior is an allocated parking space located to the rear of the property.

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## The Location:

Climping is nestled between Arundel and Littlehampton and has two pubs, a primary school and a church. The village of Yapton is less than 2 miles away and has a further selection of shops. The popular and picturesque beach is approximately one mile away, with the South Downs less than four miles to the north. Furthermore, comprehensive amenities, supermarkets and a mainline train station at Ford are all within easy reach.

The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and Festival Theatre. Goodwood is famous for its many event days including the world-renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including Glorious Goodwood. There are excellent sailing facilities around Chichester Harbour. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and surrounding area.

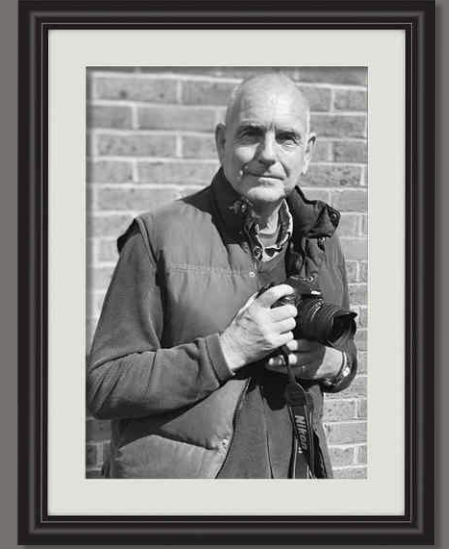
### Property Information

**Services:** Mains gas, electricity, water and drainage. Broadband available

**Council Tax:** Arun District Council, Maltravers Road, Littlehampton. Tel: 01903 737500 Council Tax Band E



# Welcome to Pegasus Properties



## About us...

From large country estates to coastal properties, cottages, investments and family homes, our team has over 90 years experience in delivering outstanding client care. Our aim is to always provide you with a friendly, knowledgeable and unrivalled level of service. We place great emphasis on providing a modern, bespoke, personal and highly professional experience at Pegasus Properties and we are dedicated to delivering the very best results for all our clients.



Professionalism, Quality, Responsiveness, Value



“ Peter and Nick made what was the most impossible chain a reality. We sold in no time at all at over asking price and Peter made it his daily objective to take matters in his own hands to get the job done! Would use again in a heartbeat! ”

Clare P

“Pegasus have been a joy to deal with. Peter was great with advice and guidance at the start when placing the property on the market, followed by Nick who has provided continuing helpful support throughout the selling process. Friendly service with consistently excellent communication. Nick particularly would investigate any bumps in the road & work with all parties to find a resolution. Would not hesitate to recommend, keep doing what you do! Many thanks.”

Alison S

“We highly recommend Nick who was so professional and efficient in selling our home. After agreeing the sale he was always in regular contact with updates and reachable to discuss any questions we had. Thank you to not only Nick but also Peter, Carol and Richard at Pegasus for everything. We don't want to move anytime soon because we love our new house but if we did we would certainly use Nick and Pegasus again.”

Matt R

“Nick and the team at Pegasus are just brilliant! They managed the sale of 2 family properties and the service they gave was outstanding. During such a stressful time Nick was so reassuring, informative, professional and caring. He kept us updated weekly with the chain progression. Would recommend ( and have done!) 110%. Well done so pleased to have sold with Pegasus!”

Abi E



## Traditional values

First and foremost we believe in communication and great customer care. We don't want you to feel like you're being passed from pillar to post and getting frustrated with the lack of answers when you need them. Every single one of our team is on hand to help. We take great pride in making sure you are informed about everything concerning your house move as soon as it happens.



## Professional Service

You only get once chance to make a first impression and when it comes to property we want to make you stand out. Every property is special in its own way and we always look for the unique character which makes it shine above the rest. All of our properties benefit from professional photography, too many hours scrolling through the internet has taught us that the care and attention we pay to your home will help attract more attention over the competition.

We love what we do and we want you to enjoy the experience just as much as we do.

## Modern Technology

Our approach has always been to stay at the forefront of technology, that said we believe in utilising it in the right way. From the latest management systems through to our comprehensive marketing methods, we make sure everything we have in place, benefits you! Our systems track the progress of your sale from start to finish and alert us throughout the process if things are taking longer than they should. Our marketing methods include advertising across the UK's major property websites, niche property platforms and exclusive magazines. Whether it's a 2 bedroom end of terrace or a grand country home, we have every angle covered.





# Your local Property Professional



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