



Rigates

Rigates, Climping Street, Climping, West Sussex

A fine coastal residence offering flexible family living and extensive gardens in a sought-after West Sussex village

A substantial detached house with a wealth of light, spacious accommodation and extensive gardens and grounds. The property is set within a highly sought-after West Sussex location, surrounded by beautiful countryside, moments from Climping Beach.

	5 RECEPTION ROOMS		8 BEDROOMS		6 BATHROOMS
	PARKING AND SWIMMING POOL		2.021 ACRES		FREEHOLD
	VILLAGE		7,699 SQ FT		£1,650,000 GUIDE PRICE



The property

Rigates is an impressive detached residence offering more than 7,500 sq ft of adaptable accommodation in a peaceful West Sussex village close to the coast. The property, which offers scope for refurbishment and modernisation, provides bright, generous interiors with the flexibility to serve as a single extensive family home, as multi-generational living or two self-contained dwellings.

The ground floor is arranged into two adjoining wings, linked by internal doors but each with its own private entrance. The east wing opens to a welcoming hallway that leads to a magnificent 37ft drawing room featuring an exposed stone wall, open fireplace and dual aspect. Further rooms include a formal dining room with French doors to the garden, and a light-filled breakfast room with vaulted ceiling and skylights, adjoining the kitchen fitted with wooden units, a central island, Aga and integrated appliances. The first floor provides two double bedrooms, including the principal suite with an en suite bathroom, while a further double bedroom with

balcony is found on the top floor overlooking the gardens and grounds.

The main front entrance opens to the second wing, where the hallway leads to a sitting room and a striking open-plan kitchen and reception space, ideal for family living or entertaining. Bi-fold doors to both the front and rear terraces fill the room with natural light, and the kitchen is fitted with wood cabinetry and modern appliances.

Upstairs are four well-proportioned bedrooms, two with en suite facilities, alongside a family bathroom and separate WC. A further bedroom occupies the second floor, and an internal door links the two wings to provide a versatile overall layout.











Outside

The driveway provides ample parking to the front and side of the property with space for a garage, subject to planning, see agents note. The front gardens feature level lawns and mature trees, while a south-facing terrace opens directly from the main reception room/kitchen. At the rear, expansive lawns bordered by established shrubs and hedgerows offer privacy and seclusion, with separate patio areas for each wing. A swimming pool with a protective shelter completes the setting, creating a superb space for outdoor relaxation and entertaining.

Location

The property lies in a peaceful position in the village of Climping, just moments from the beach. The coastal town of Littlehampton is just two miles away, and combines traditional seaside charm with easy access to all the necessary amenities and transport connections. The town has a splendid seafront with beautiful parks and amusements right by the beach, while the town centre offers various high street retailers. There is a selection of large supermarkets in

the town, while connections to surrounding towns provide easy access to further facilities. The historic city of Chichester is 10 miles away, providing extensive shopping, leisure and cultural attractions including the renowned Festival Theatre and Pallant House Gallery. The area is well connected for transport, with the A27 four miles away, while Littlehampton's mainline station provides direct services to London Victoria, taking approximately 1 hour 45 minutes.

Agents Note: The title of Rigates is currently being split to create an adjacent Building Plot for erection of 1 No. self/ custom build dwelling and garage with associated landscaping (Approved planning Ref: CM/12/25/PL). This will then create a shared driveway from the road giving access to both properties with the potential for a new double garage (subject to the necessary planning consents).

Prospective purchasers are advised that they should make their own enquiries of the local planning authority.



Distances

- Littlehampton 2.8 miles
- Arundel 4.6 miles
- Chichester 11.2 miles
- Worthing 14.6 miles

Nearby Stations

- Littlehampton
- Ford
- Barnham

Key Locations

- Arundel Castle and Gardens
- Littlehampton Museum
- Look and Sea Visitor Centre
- Harbour Park Amusements
- South Downs National Park
- WWT Arundel Wetland Centre
- Amberley Museum
- Highdown Gardens

- Worthing Museum and Art Gallery
- Pallant House Gallery

Nearby Schools

- St Marys Clymping CofE Primary School
- Westbourne House School
- The Prebendal School
- Slindon College
- Lancing College Preparatory School Worthing
- Cornfield School
- St. Margaret's C of E Primary School
- Arundel C of E Primary School





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 7,699 sq ft (715 sq m)

Summer House internal area 113 sq ft (11 sq m)

Boiler Room internal area 78 sq ft (7 sq m)

Total internal area 7,890 sq ft (733 sq m)

For identification purposes only.

Directions

BN17 5RQ

what3words: ///value.vent.below - brings you to the driveway

General

Local Authority: Arun District Council

Services: Mains electricity, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: D

Tenure: Freehold

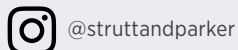
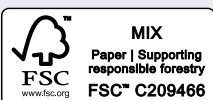
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Chichester

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