



Total Approx. Floor Area 777 ft² ... 72.2 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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. Prepared by Jlm 2025

Council Tax Band - A  
Energy Efficiency Rating – N/a

WITH OVER...



At an Average rating of **4.9/5** ★★★★★



Littlehampton Office  
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NOTE - 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 should not be relied upon for carpets and furnishings.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

## 33 Penarth Gardens, Thornlea Park West Sussex BN17 7QA

£160,000

Glyn-Jones



**Glyn-Jones and Company are pleased to offer for sale this double unit park home, located on a full residential site and available with no forward chain. This well-maintained home provides spacious and comfortable accommodation throughout, making it an ideal choice for those seeking a peaceful and manageable lifestyle.**

Internally, the property features a full-width lounge with an attractive archway leading through to a separate dining area—creating a welcoming and versatile living space. The fitted kitchen comes fully equipped with appliances included in the sale price, offering a practical layout with ample storage and preparation space. The home benefits from two double bedrooms, along with a modern wet room, designed for convenience and accessibility.

Further features include gas-fired central heating and double glazing, ensuring year-round comfort and efficiency. Outside, the property boasts a raised decked sitting area, perfectly positioned to enjoy views over the beautifully landscaped gardens (updated in 2025) and a tranquil stream beyond—ideal for relaxing or entertaining.

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**£160,000**



**Property Information**

Park Information Occupancy: Full 12 Months

Pitch Fee: £235.00pcm (approx.)

Age Restriction: 50 Plus

Tenure: Permission to place a park home on a designated site is by written agreement, in accordance with the 1983 Act. The permitted length of the agreement can vary from site to site, and we therefore strongly recommend that you engage legal representation before committed to the purchase of a park home.

The property is sited in a private corner position within Penarth Gardens, part of the well-regarded Thornlea Court development. Thornlea Court is a gated, full residential park home site located on the outskirts of Littlehampton, offering a secure and peaceful environment for residents. The town centre, with its selection of shops, banks, eateries, and essential amenities, lies approximately 1.5 miles away and is easily accessible by car or via public transport. A convenient bus stop is located just outside the entrance to the park, providing regular services into the town and surrounding areas.

Thornlea Court is an aged restricted park, whose residents must be aged 50 or over.  
Agents Note: Pets are permitted, but limited to no more than one dog and/or one cat.

