



Total Area: 456 ft² ... 42.4 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 error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2025

WITH OVER...



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

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.



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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

37 Kingsmead, Thornlea Court, Littlehampton BN17 7QS £85,000

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this single unit park home situated within the highly desirable Thornlea Court residential site.

The property boasts a welcoming layout, including a dual aspect lounge, a generously sized kitchen/breakfast room, two bedrooms and a shower room.

While the property could benefit from some modernisation, it does offer the comfort of gas fired central heating (replaced combination boiler 2019) and double-glazed windows.

Outside, the property offers garden space on all sides. There is also a metal shed and a driveway.

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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.

Occupancy: Full 12 Months

Age Restriction: 50 Plus

We recommend you have this verified by your legal representative at your earliest convenience.

Pitch Fee: £222 (approx.) per month

Council Tax Band: A

Welcome to Kingsmead, a charming property nestled within the gated full residential park home site of Thornlea Court in Littlehampton. This peaceful setting offers residents a tranquil escape while still being conveniently located just 1.5 miles from the town centre. Thornlea Court is an exclusive aged restricted park, welcoming those aged 50 and over to enjoy the laid-back ambiance and sense of community. The property itself boasts a spacious interior perfect for those looking to downsize without compromising on comfort. Step outside and you'll find yourself within easy reach of a variety of amenities, including shops, banks, and eateries in the town centre. With a bus stop conveniently located just at the front of the park, exploring the surrounding areas is a breeze.

For pet lovers, Thornlea Court is pet-friendly, allowing residents to have one dog and/or one cat to keep them company.

