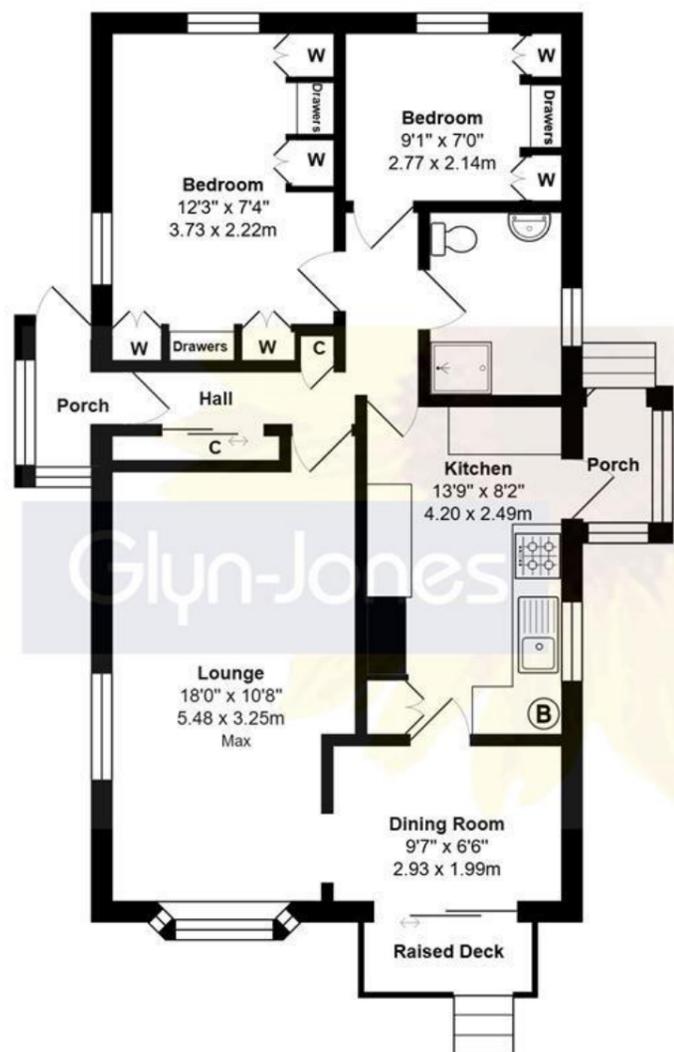


59 Kingsmead, Thornlea Park,
Littlehampton BN17 7QS
£120,000 – Licenced Site



Total Approx. Floor Area 732 ft² ... 68.0 m² (Excluding Raised Deck)

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 1st Image 2025



Glyn-Jones and Company are delighted to offer for sale this spacious double-unit park home, set within a highly popular full residential site. The property offers well-proportioned accommodation throughout and would benefit from some cosmetic updating, providing an excellent opportunity for a purchaser to personalise the space.

The accommodation comprises a front entrance porch leading into a welcoming hallway equipped with built-in storage cupboards. There is an L-shaped, dual-aspect lounge/diner, enjoying generous natural light and ample room for both living and dining furniture. The kitchen offers a range of fitted units with space for appliances, and gives access to a practical rear porch. There are two double bedrooms, each featuring built-in wardrobes, along with a shower room. The home further benefits from double glazing and gas fired central heating.

Externally, the property enjoys wrap-around gardens, mainly laid to lawn with established planting areas, offering scope for further landscaping. A metal storage shed is also included. The property is offered with no onward chain.

WITH OVER...



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

Glyn-Jones

Littlehampton Office
01903 739000
www.glyn-jones.com



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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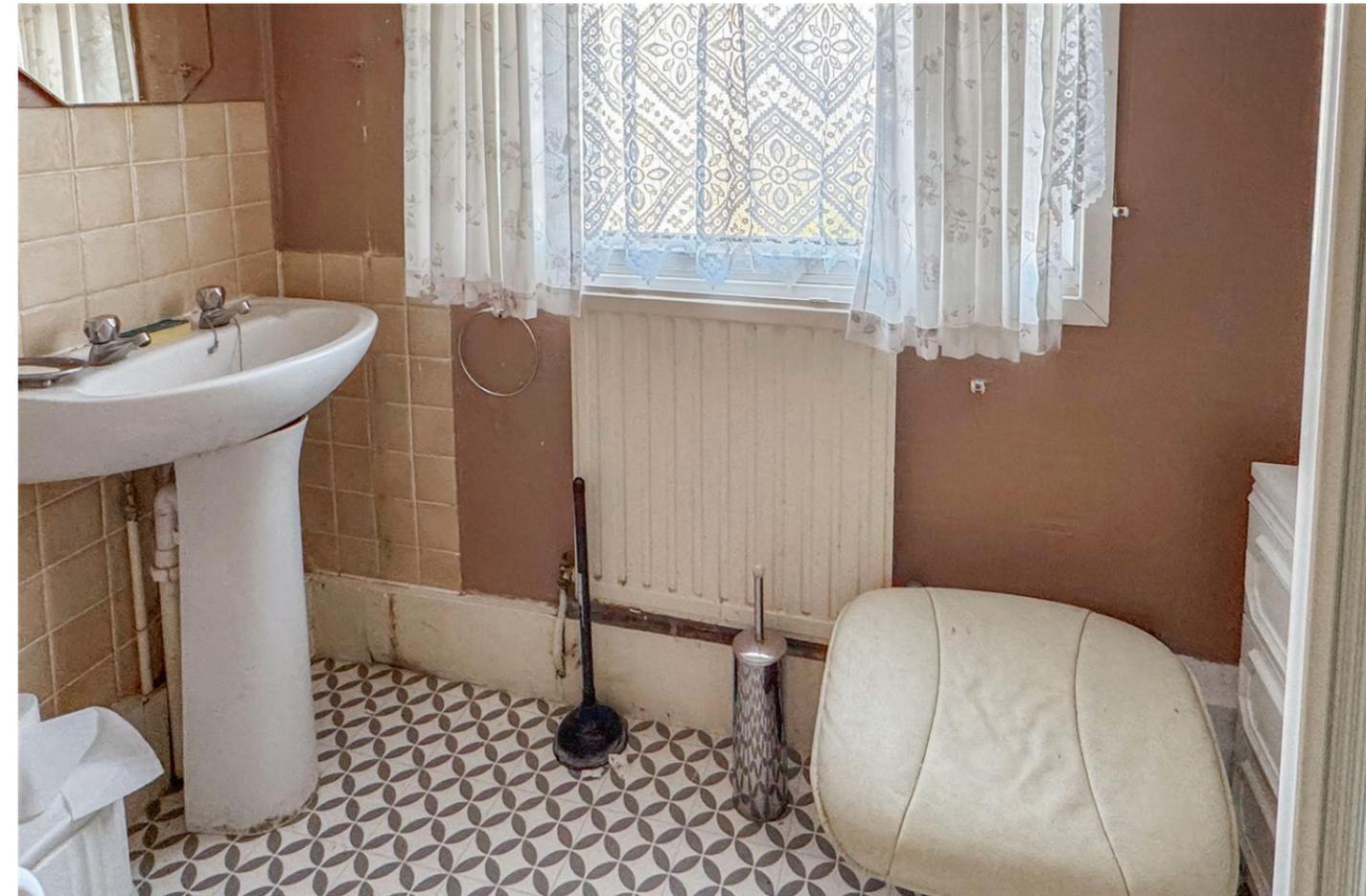
£120,000 – Licenced Site



Kingsmead is situated within Thornlea Court, a gated full residential park home site on the outskirts of Littlehampton. The town centre, with its range of shops, banks and eateries can be found within 1.5 miles from the property and is easily accessible by car or bus, with the bus stop located just to the front of the park.

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.



Park Information Occupancy: Full 12 Months

Pitch Fee: £241.69 per month (plus an additional £12 per month for drinking water).

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.

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