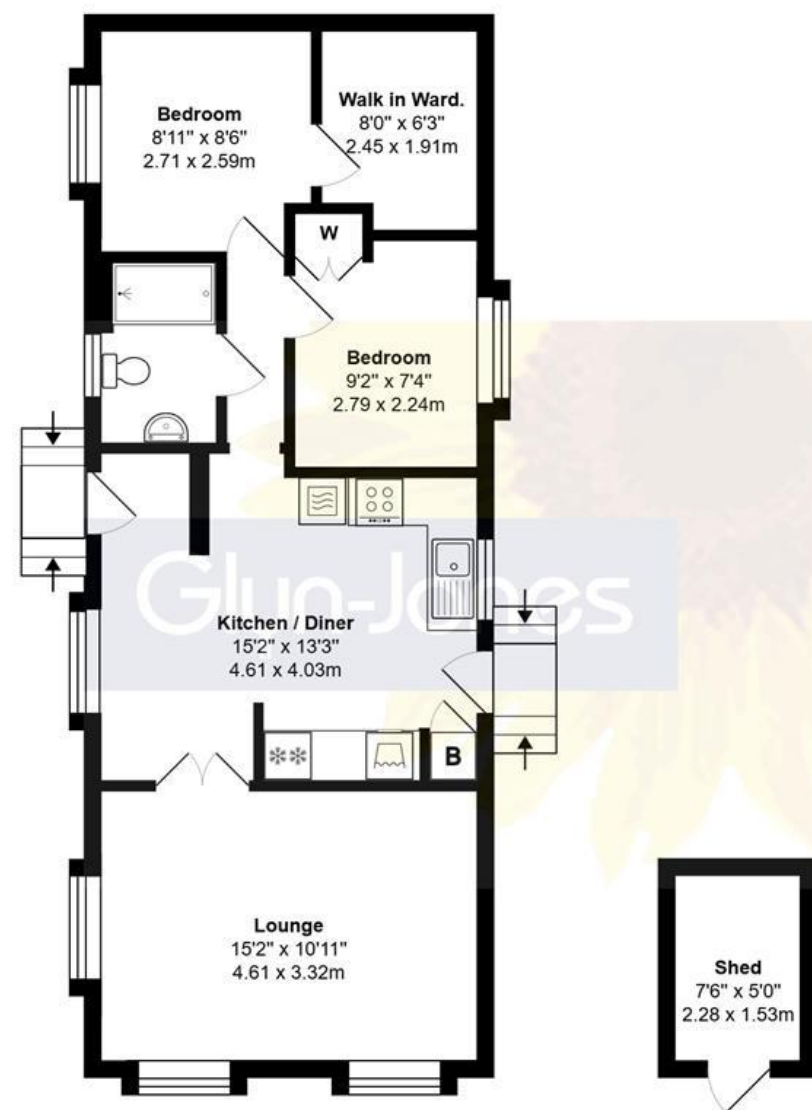




Total Area: 688 ft² ... 63.9 m² (Includes Shed)

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 Jtm 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.



Littlehampton Office
01903 739000
www.glyn-jones.com



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

91 Arundel Drive, Thornlea Park
Littlehampton, West Sussex BN17 7PY
£195,000

Glyn-Jones



Glyn-Jones and Company are delighted to offer for sale this stunning 42 x 16 Omar Park Home which was sited spring 2023.

The accommodation comprises; a dual aspect lounge with raised boxed bay windows, a full width kitchen/diner with integral appliances, which include a fridge/freezer, washing machine, oven and electric hob. there is an inner hallway leading to two double bedrooms with walk-in wardrobe to master and a recessed double wardrobe to bedroom two and a shower room.

In our opinion, the property is presented in immaculate condition throughout and offers gas fired central heating, double glazing and vaulted ceilings to the living areas.

The vendor informs us that the carpet in lounge has recently been replaced and all the made to measure vertical blinds are included in the sale price.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

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Externally there are well tended gardens which are partially laid to a lawn and patio to the remaining areas, which provide excellent seating areas for patio furniture. The garden also has a power point, water tap and a 7' x 5' metal shed which has been insulated and boarded by the vendor and benefits from power and a light.

Further attributes to note are personal lights to each porch, an attractive contrasting brick skirting with inspection access points and two block paved driveways (one driveway has a limited space).

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.

Pitch Fee: £258pcm
Council Tax Band: A

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

