



Total Approx. Floor Area 572 ft<sup>2</sup> ... 53.1 m<sup>2</sup>  
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

Park Information

Occupancy: 12 Months

Ground Rent: £227.58 per month approx.

Please note: 1 dog or 1 cat is allowed.

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.

WITH OVER...



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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31 Woodlands Park, Main Road,  
Yapton, West Sussex BN18 0EZ  
Offers in the Region of £100,000 - Licensed



**Glyn-Jones and Company are delighted to offer for sale this well-presented 12ft wide single unit park home, located on a full residential site and available with no forward chain.**

The accommodation comprises a dual aspect lounge, and a feature kitchen/breakfast room fitted with a range of base & eye-level units and ample space for a dining table. There is a generous double bedroom with built-in wardrobes, providing excellent storage, and a modern, fully tiled shower room. Further benefits include gas-fired central heating and double glazing throughout.

Externally, the home is surrounded by well-maintained gardens laid to artificial lawn, offering ease of upkeep, along with a well-stocked flower bed and a useful garden shed. Residents also benefit from off-road parking within the development.

This property is situated on a full residential site, allowing for permanent occupancy, and is offered to the market with no forward chain. An internal viewing is highly recommended to fully appreciate all that this delightful home has to offer.



**31 Woodlands Park, Main Road, Yapton, West Sussex BN18 0EZ**  
**Offers in the Region of £100,000 - Licensed**



Yapton’s situation ensures that you can never be bored, with activities and places of interest to suit anybody’s needs all within an easy 10-mile radius of the village. Enjoy a ‘day at the races’ at Fontwell Racecourse or Goodwood, both highly regarded establishments with many travelling afar for their world class events. Or perhaps a ‘day out with the kids’ with an abundance of both indoor and outdoor activities suitable for all ages, including an array of museums, beaches and leisure centres to name just a few. Yapton is also perfect for those wanting to avoid the hustle and bustle of nearby locations such as Chichester, yet still within a comfortable proximity to them, since it falls within the postcode area of Arundel, famous for its historic feel with the grand castle and cathedral being the focal point of the town. Nearby areas such as Slindon provide tranquillity thanks to its picturesque walks and hike routes: notably the striking bluebell woods.



Yapton is perfectly situated in the semi-rural location of the ‘Six Villages’ nestled between the South Downs and the sea. Boasting large conservation areas and numerous listed buildings adding character and charm, the village is steeped in local history, whilst also makes way for modern living with new developments bringing a breath of fresh air. Yapton offers a small selection of local amenities perfect for day-to-day needs including (yet not limited to) a convenience store, and pharmacy. A range of more comprehensive facilities can be found within easy reach thanks to 4 different bus routes running through the village as well as Barnham or Ford train station a mere 5/7-minute drive away.

