



Total Area: 50.5 m² ... 543 ft²

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 2021

Council Tax Band - A



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
littlehampton@glyn-jones.com

**2 North Park, Rope Walk, Littlehampton,
West Sussex, BN17 5DE**
£150,000



Glyn-Jones and Company are delighted to offer for sale this well presented double unit park home situated on this popular full residential site.

The accommodation comprises an entrance hall, two bedrooms with built in wardrobes to the master bedroom, a dual aspect lounge/diner, a modern fitted kitchen and a bathroom with Shower.

In our opinion, the property is presented in very good clean decorative order throughout with neutral décor and many improvements including a replaced boiler (April 2022). Further attributes include double glazing, new brick skirting and supports.

Outside there are full surrounding gardens with two sheds and off road parking for several vehicles.



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2 North Park, Rope Walk, Littlehampton, West Sussex, BN17 5DE
£150,000



North Park is a popular 12 month residential park home site approximately a quarter of a mile from Littlehampton town centre with its extensive range of amenities and mainline railway station. Tesco supermarket can be found within a similar distance.

The property is located within walking distance of Littlehampton golf club and East Beach.



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.

Maintenance Fee: £255.81 (to include water) Per Month

Ground Rent: N/A

Council Tax Band: A

