



Total Area: 708 ft² ... 65.7 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 Jtm 2023

Additional Property Information:

Tenure: Leasehold - No Expiry
Maintenance £34.00pcm
Pitch Fee: £350.00pcm
Council Tax - A

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

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.



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

**47 Marigolds, Shripney Road,
Bognor Regis, PO22 9PB**
£168,000 - Leasehold

Glyn-Jones



Glyn-Jones and Company are pleased to offer for sale this double unit park home positioned within a popular site with an indefinite lease.

The accommodation comprises of; an entrance hall, a spacious 'L Shaped' Lounge/Dining Room, a good-sized fitted kitchen with breakfast bar, two double bedrooms and a bathroom. The master bedroom benefits from an en-suite shower room and feature walk-in wardrobe.

Outside, there is garden to all sides which is laid to lawn with a large area of decking. There is a storage shed and a private driveway.

Additional attributes are; external insulation, gas central heating and double-glazing.

Marigolds is a full residential park, whose occupiers must be aged 50 or over.

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*Master En-Suite and Walk-In
Wardrobe*



The 'Marigolds' is situated in a semi-rural position, approximately 2.5 miles north of Bognor Regis town centre which boasts a comprehensive range of facilities, seafront and mainline station.

The Robin Hood public house and restaurant can be found within close proximity, whilst local retail park with stores such as including Tesco, Matalan and food outlets can be found within approximately a mile and a half.

The Cathedral City of Chichester can be found in approximately 8.5 miles, with its excellent high street shopping including restaurants, cafes and bars.

