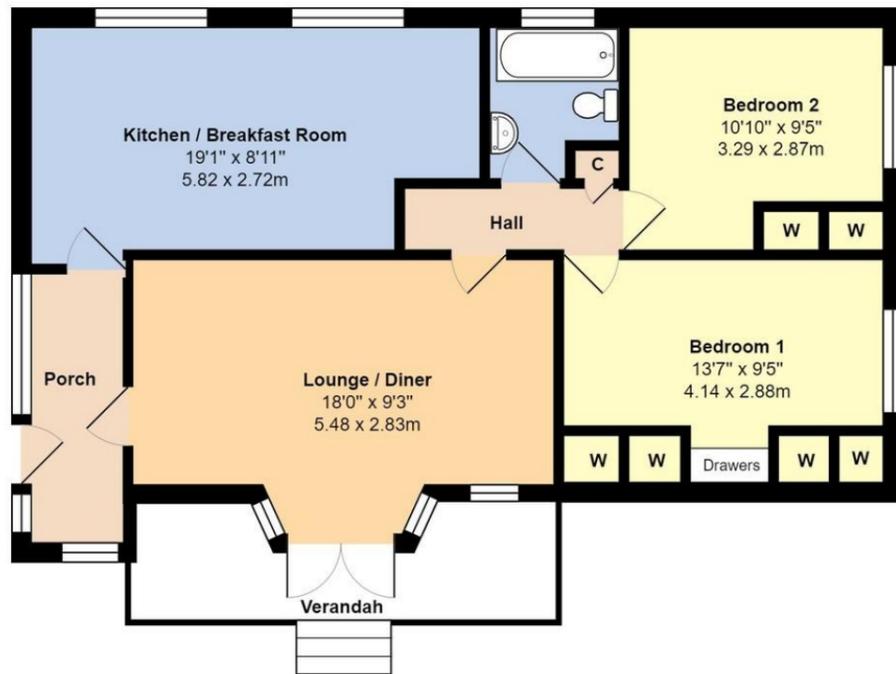


**55a Kingsmead, Thornlea Park,  
Littlehampton, BN17 7QS**  
£230,000 - Leasehold

**Glyn-Jones**



Total Area: 727 ft<sup>2</sup> ... 67.5 m<sup>2</sup> (Excluding Verandah)

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 2022



Additional Property Information:

Park Information Occupancy: Full 12 Months  
Pitch Fee: £210.00 pcm  
Age Restriction: 50 Plus

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

Council Tax Band – A

Energy Efficiency Rating – N/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  
www.glyn-jones.com



Glyn-Jones and Company are delighted to offer for sale this double-width park home which is positioned in a popular residential site and benefits from a good-sized garden within an enviable plot.

The accommodation comprises of; a spacious entrance porch, a double aspect fitted kitchen/breakfast room, a lounge/diner with patio doors out to a veranda, two double bedrooms with built-in wardrobes and a modern bathroom/w.c.

Additional attributes are; double-glazed windows and mains gas central heating.

The property is situated within the corner of Kingsmead in a rarely available, 'tucked away position'. The garden outlook is picturesque, facing out to a stream and boasting distant views of Arundel Cathedral.

There is also residents off road parking within a hundred metres of the property.

**NO FORWARD CHAIN.**

# 55a Kingsmead, Thornlea Park, Littlehampton, West Sussex, BN17 7QS

£230,000 - Leasehold

Kingsmead is situated towards the end of Thornlea Court which is a gated full residential park home site on the outskirts of Littlehampton. The town centre, with its range of shops 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.



*Quiet Location with Stunning Views*

