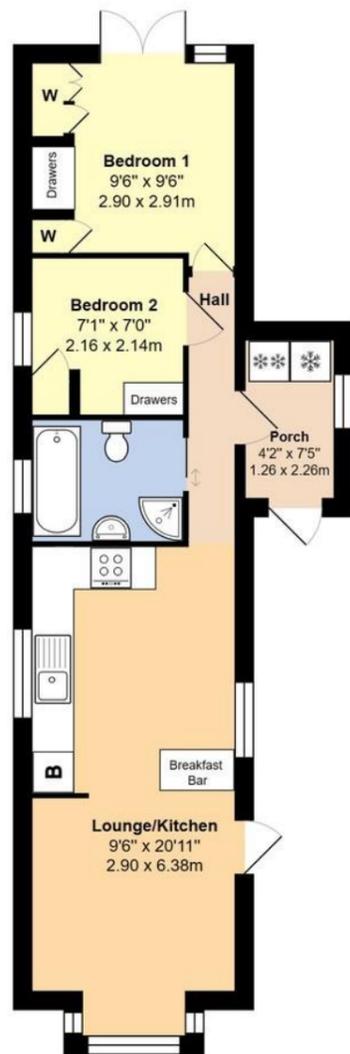


45 Kingsmead, Thornlea Court,
Littlehampton BN17 7QS

£145,000 Leasehold



Total Area: 460 ft² ... 42.8 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

Council Tax Band - A

Park Information Occupancy: Full 12 Months

Pitch Fee: £200 per month

Age Restriction: 50 Plus

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.

Glyn-Jones

Littlehampton Office
01903 739000
www.glyn-jones.com



Glyn Jones and Company are delighted to offer for sale this well presented park home situated on a highly regarded full residential site.

The accommodation comprises; an entrance porch which leads into a hallway, an open plan dual aspect living room with a fitted kitchen with a breakfast bar, two bedrooms with built in wardrobes and a bathroom with a separate shower.

In our opinion, the property is presented in very good clean decorative order throughout following extensive modernisation and benefits from a recently fitted 'Hive' central heating system (with a remainder of warranty) and double glazing.

Outside there are delightful surrounding gardens to all sides which are partially laid to lawn and patio. A further attribute to the property is a block paved driveway to the side.

The property is offered with no forward chain.

45 Kingsmead, Thornlea Court, Littlehampton BN17 7QS

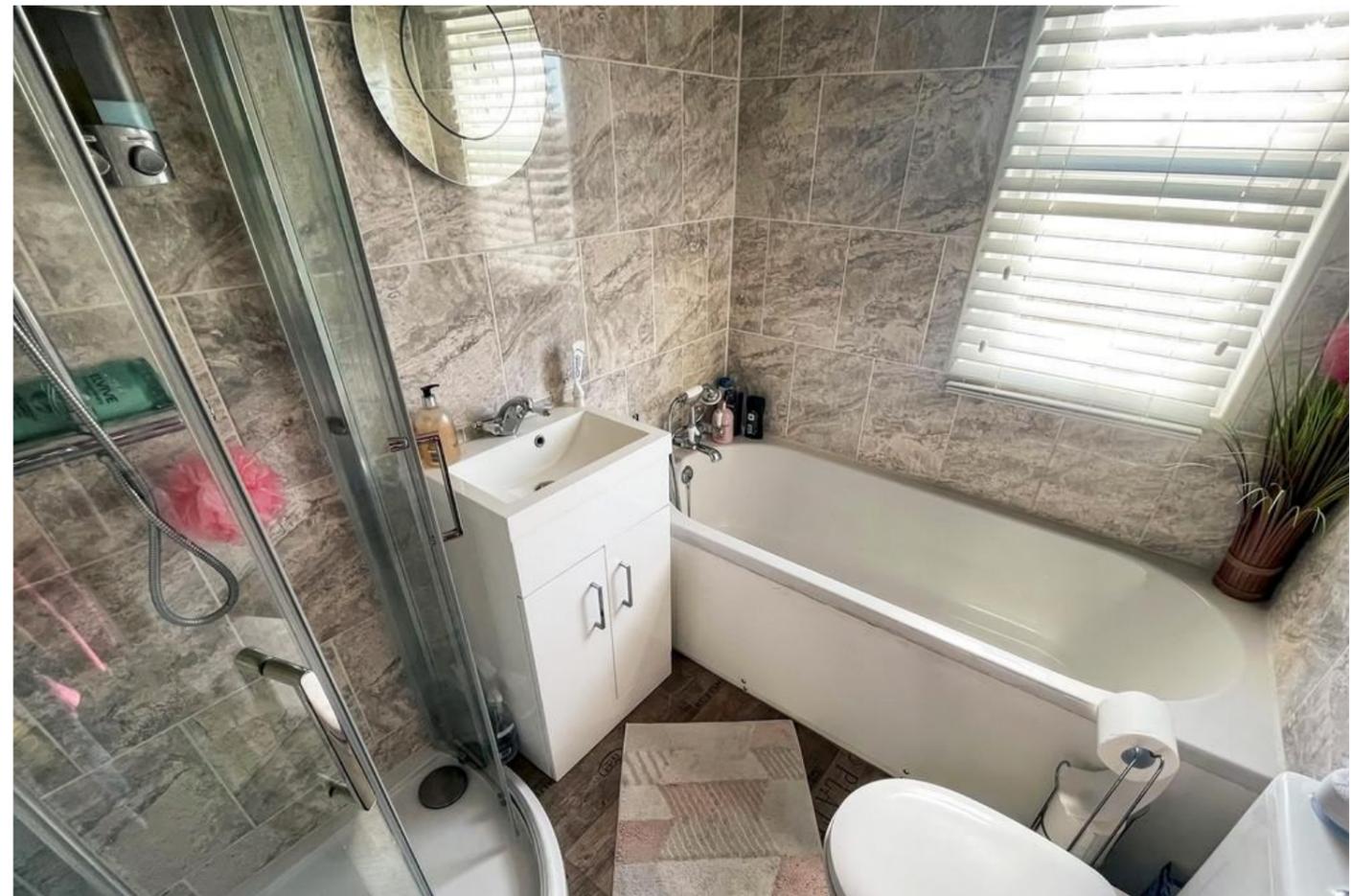
£145,000 Leasehold



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



*Modernised throughout
and no forward chain*

