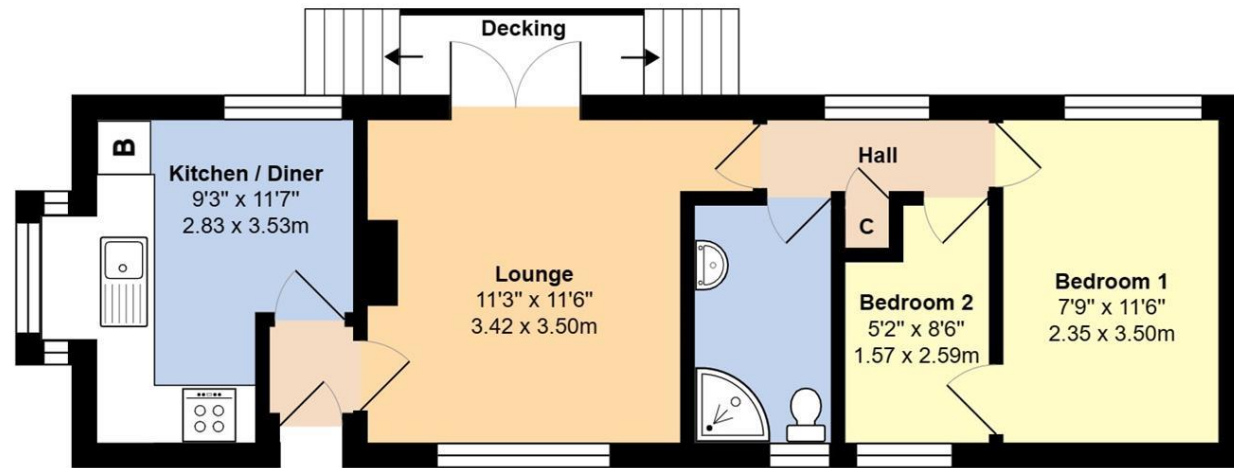


**52 The Marigolds, Shripney
Road, Bognor Regis, PO22 9PB
£125,000 - Leasehold**

Glyn-Jones



Total Area: 461 ft² ... 42.8 m² (Excluding Decking)

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



Glyn-Jones and Company are pleased to offer for sale this fully residential park home positioned on the edge of the popular 'Marigolds' site with INCREDIBLE VIEWS ACROSS OPEN FIELDS.

Internally, the accommodation comprises; an entrance hall, a dual aspect modern fitted kitchen/dining room, a separate lounge with double patio doors, two bedrooms and a modern shower room.

Outside, there is a re-fitted decking area situated at the back of the unit, where the patio doors open out from the lounge providing a lovely seating area to take in the stunning views. There is an attractive garden to one side and off road parking with a storage shed to the other side.

Additional benefits include; gas central heating, double-glazing and external insulation.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

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



52 The Marigolds, Shripney Road, Bognor Regis, PO22 9PB £125,000 - Leasehold



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.

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



Additional Property Information:

Tenure: Leasehold - Currently 13 years remaining (Residents have option to sign a new lease agreement with the site owners which will then give an indefinite lease, for an increase in monthly pitch fee).

Maintenance £34.05pcm

Pitch Fee: £256.49pcm

Council Tax - A

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

