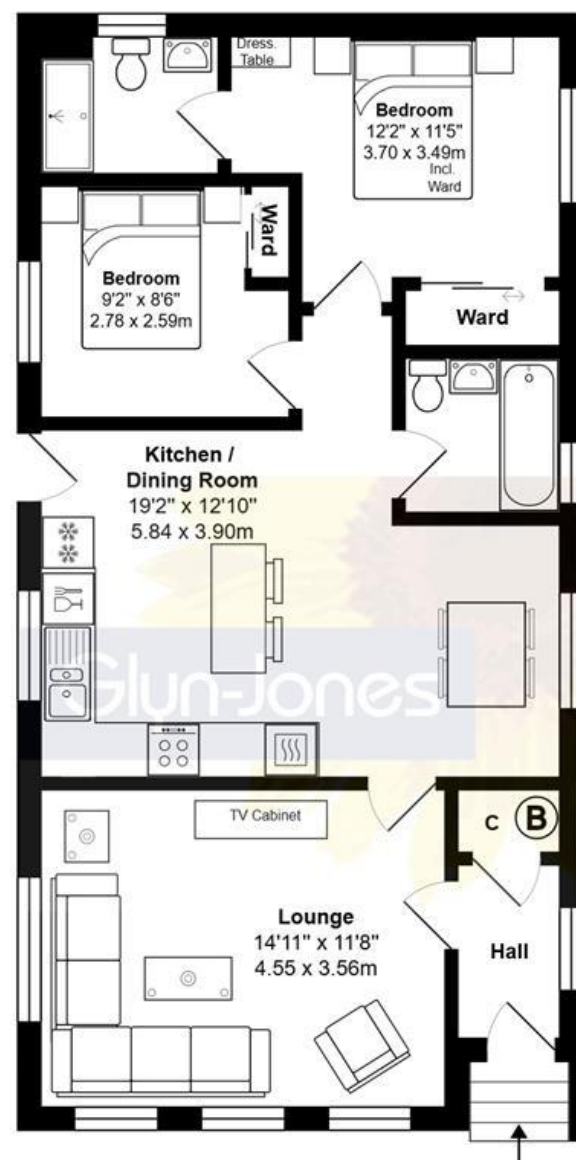


**9 Harbour View Park, Rope Walk
Littlehampton, West Sussex, BN17 5DQ
£220,000 - Leasehold**



Total Area: 748 ft² ... 69.5 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 2024



Glyn-Jones and Company are delighted to offer for sale this stylish BRAND NEW Prestige Avanti double unit park home situated on a popular full residential site, which has a unique and sophisticated look with its dual pitch roofline and symmetrical windows.

The accommodation comprises; an entrance hall with built-in cupboard providing ample space for coats and housing an energy efficient A-rated boiler, a dual aspect lounge, a full width kitchen/diner, two double bedrooms where both benefit from mirror fronted sliding door wardrobes and the master has the addition of an en-suite shower room and there is also a bathroom. Features to note include vaulted ceilings to the lounge, kitchen/diner and the entrance hall. The kitchen/diner offers an extensive range of colour coordinated base and eye level units with oak effect worksurfaces and a full range of integral appliances to include a 4 burner gas hob, an eye level oven, dishwasher, washing machine and fridge/freezer. The kitchen also has a feature breakfast bar island with two bar stools and a dining table with four chairs. The property comes fully furnished with a colour coordinated corner sofa and matching arm chair in the lounge with a matching coffee table, lamp table and tv unit. The property has colour coordinated décor, carpets, curtains and blinds throughout which are also included in the sale price.

WITH OVER...



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

Glyn-Jones

Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

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.



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

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Further attributes to add include black upvc double glazing, gas fired central heating, exterior cladding and lighting, as well as a manufacturers guarantee.

The property has a driveway to the side and gardens to all sides and has the benefit of a brick built shed.

* AGENTS NOTE: The vendor informs us the gardens will be landscaped and the skirting will be complete prior to completion of purchase.

Leasehold Information:

Site Information: 12 Month Residential Site

Age Restriction: Residents must be 50 or above

Site Fees inc. maintenance: £250 per calendar month

Pets: Cats and Dogs are permitted with site owners consent

Council Tax Band - A

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



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