



Total Area: 484 ft<sup>2</sup> ... 45.0 m<sup>2</sup>

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 2025

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  
littlehampton@glyn-jones.com

## 73 Kingsmead, Thornlea Court

Littlehampton, West Sussex, BN17 7QS

Offers Over £80,000

**Glyn-Jones**



**Situated within the highly desirable Thornlea Court residential site, this single unit park home is now available for sale through Glyn-Jones and Company.**

The property boasts a welcoming layout, including a dual aspect lounge, a generously sized kitchen/breakfast room, a spacious double master bedroom with ample built-in storage, a second single bedroom with built-in wardrobes, and a well-appointed shower room. Outside, the property offers garden space on all sides.

While the property could benefit from some modernisation, it does offer the comfort of gas fired central heating (replaced combination boiler 2022) and double-glazed windows. Plus, with no forward chain, this presents the perfect opportunity to make this park home your own.

For pet lovers, Thornlea Court is pet-friendly, allowing residents to have one dog and/or one cat to keep them company.



At an Average rating of

**4.9/5** ★★★★★



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**73 Kingsmead, Thornlea Court, Littlehampton, West Sussex, BN17 7QS**  
**Offers Over £80,000**



Park Information Occupancy: Full 12 Months  
Pitch Fee: £200 (approx.) per month  
Age Restriction: 50 Plus  
Tenure: Permission to place a park home on a designated site is by written agreement, in accordance with the 1983 Act. The permitted length of the agreement can vary from site to site, and we therefore strongly recommend that you engage legal representation before committed to the purchase of a park home.  
Council Tax Band: A

Welcome to Kingsmead, a charming property nestled within the gated full residential park home site of Thornlea Court in Littlehampton. This peaceful setting offers residents a tranquil escape while still being conveniently located just 1.5 miles from the town centre. Thornlea Court is an exclusive aged restricted park, welcoming those aged 50 and over to enjoy the laid-back ambiance and sense of community.

The property itself boasts a spacious interior perfect for those looking to downsize without compromising on comfort. Step outside and you'll find yourself within easy reach of a variety of amenities, including shops, banks, and eateries in the town centre. With a bus stop conveniently located just at the front of the park, exploring the surrounding areas is a breeze.

