



Total Area: 1000 ft<sup>2</sup> ... 92.9 m<sup>2</sup> (Includes 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 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.



Littlehampton Office  
01903 739000  
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**23 The Marigolds, Shripney Road**  
**Bognor Regis, West Sussex, PO22 9PB**  
**Offers Over £150,000 - Leasehold**

**Glyn-Jones**



**Glyn-Jones and Company are delighted to offer for sale this well presented double unit park home which is situated on a full residential site within a generous sized private corner plot.**

The accommodation comprises; two double bedrooms, a dual aspect lounge/diner, a modern fitted kitchen with a separate utility room and a bathroom with a shower over the bath. In our opinion, the property is presented in good clean decorative order with replaced carpets (2024), as well as offering double glazing and gas fired central heating. A further attribute to note is the property has full external insulation cladding.

The property is positioned on an enviable sized private corner plot where there are gardens to all sides. The main garden is laid to lawn with a range of mature trees and shrubs. The property benefits from two raised decking areas providing the perfect space for relaxing in the sunshine! To the front there is a double width driveway.

**NO FORWARD CHAIN.**



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



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**Additional Property Information**

'The Marigolds' is a full residential park, exclusively for individuals aged 50 or over. This exclusive setting offers a peaceful and secure environment for residents to enjoy.  
Tenure: Leasehold - Indefinite licence.  
Pitch Fee: Approx: £360.31 per month (including water).  
Maintenance Charge: £24.94 per month.  
Council Tax - A

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

'The Marigolds', is a semi-rural position just 2.5 miles north of Bognor Regis town centre. This delightful location offers the perfect blend of tranquillity and convenience, with easy access to a comprehensive range of amenities including the beautiful seafront and mainline station.

For those looking to socialize or dine out, the nearby Robin Hood public house and restaurant is just a stone's throw away. Additionally, a local retail park featuring popular stores like Tesco and Matalan, as well as various food outlets, is only approximately a mile and a half from your doorstep.

If you crave more variety and excitement, the Cathedral City of Chichester is a mere 8.5 miles away. Here, you can immerse yourself in excellent high street shopping, diverse dining options, vibrant cafes, and inviting bars.

