

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

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.

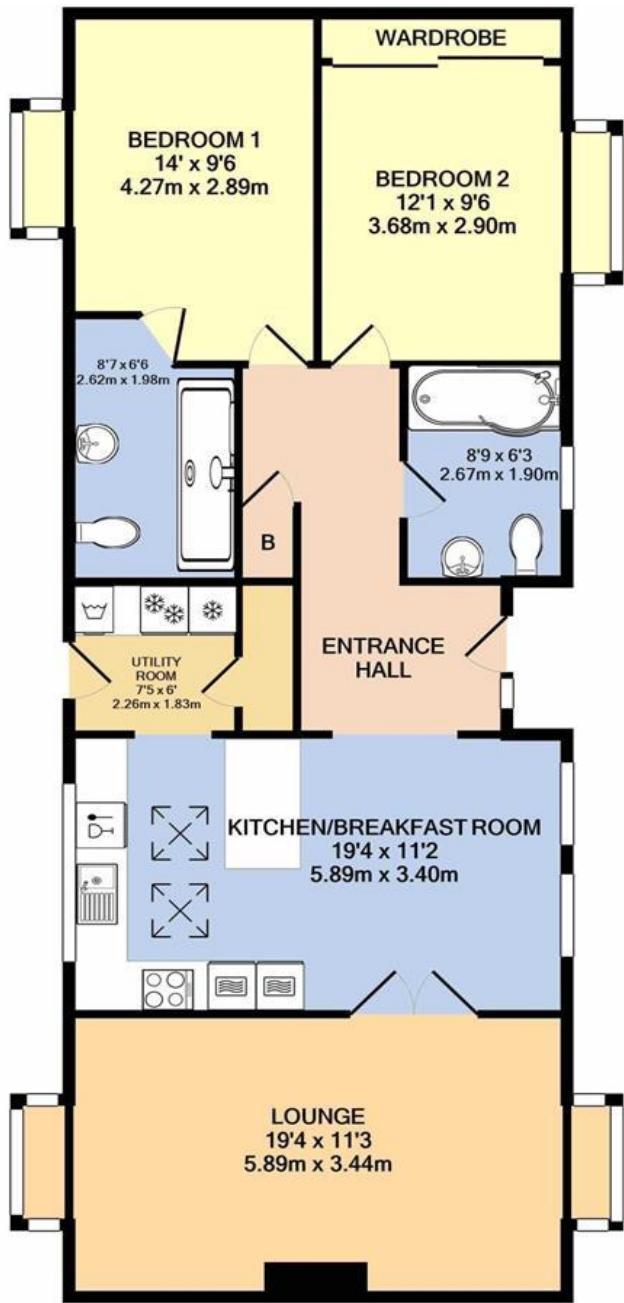
Pitch Fee: £203.12pcm (approx.)

Park Information Occupancy: Full 12 Months

Council Tax Band: A

Property Information

Age Restriction: 50 Plus



TOTAL APPROX. FLOOR AREA 995 SQ.FT. (92.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2020

WITH OVER...

**500** COMPANY REVIEWS NOW RECEIVED

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

f t in

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

## 42 Penarth Gardens, Thornlea Park Littlehampton, West Sussex BN17 7QA £325,000



Glyn Jones and Company are delighted to offer a rare opportunity to purchase this luxury 50ft x 20ft 'Prestige' park home which was sited in 2013 (approx.). The property has had many upgrades by the current owners.

As you enter the property you are greeted by a spacious entrance hall with built in cupboard housing a combi boiler. There is a full width kitchen/breakfast room which has an extensive range of high gloss fronted base and eye level units, 'Corian' work surfaces and a matching breakfast bar. The kitchen also offers a full range of 'Siemens' integral appliances to include a double 'combi' oven, a halogen induction hob and dishwasher. The kitchen/breakfast room also benefits from 'Antiqua' flooring, electric operated skylight windows, plinth and under cupboard lighting. The kitchen continues into a utility area with an integral washing machine, larder style fridge and separate freezer. The dining area has double doors leading into a triple aspect living room which has a feature fireplace. The property offers two double bedrooms with the master bedroom benefitting from an en-suite shower room which has a 6ft shower cubicle with glazed doors. Bedroom two offers built in wardrobes. The main bathroom to the property has a full suite and 'Antiqua' flooring. The property is presented in immaculate condition throughout and offer particularly spacious accommodation and vaulted ceilings throughout. Further benefits include gas fired central heating and double glazing.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING



42 Penarth Gardens, Thornlea Park, Littlehampton, West Sussex BN17 7QA  
£325,000



Outside there are delightful well tended gardens to all sides which are predominantly laid to lawn. there is also a secluded patio area to the rear. The property has two sheds; one shed matches the style of the property and is fully insulated with power and the other is a metal style shed. The garden is full enclosed with a double width block paved driveway.

Viewing is strongly advised on this stunning property!!

The property is sited in a private corner position within Penarth Gardens within Thornlea Court. Thornlea Court is 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 age 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.

