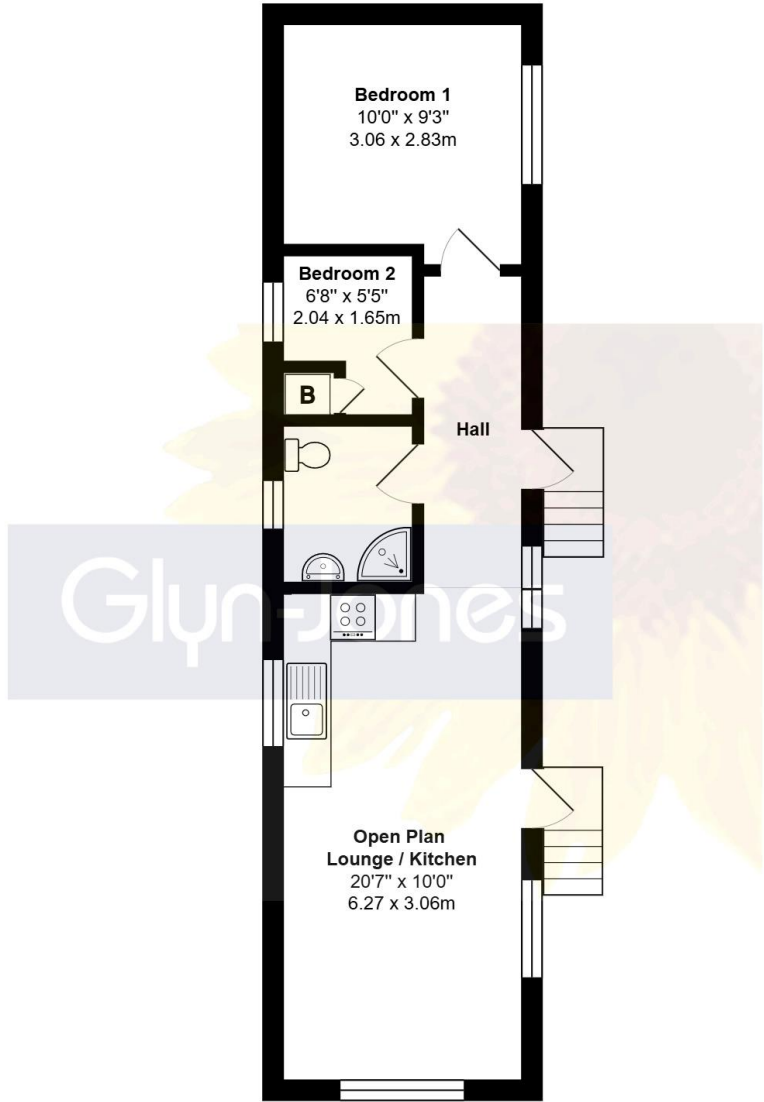


41, Kingsmead, Thornlea Park, Littlehampton  
West Sussex BN17 7QS  
£140,000



Total Area: 448 ft² ... 41.7 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 1st Image 2025

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.

WITH OVER...



At an Average rating of



Littlehampton Office

01903 739000

littlehampton@glyn-jones.com



Located in the picturesque countryside of West Sussex, this charming park home is a true gem. Boasting two well-appointed bedrooms and a modern shower room, this property has been fully modernised to offer contemporary living.

Step inside to discover an open plan living room with a functional fitted kitchen, designed with a triple aspect to flood the space with light. The property's condition is impeccable, with new plasterboard walls, flooring, radiators, and double-glazed windows installed in May/June 2023.

Outside, the property is surrounded by delightful gardens, perfect for relaxing in the sunshine or entertaining guests. A block paved driveway offers convenience for parking, and the property is offered with no forward chain for a stress-free transaction.

Situated in a sought-after location in West Sussex, residents can enjoy the tranquillity of the countryside while being within easy reach of nearby amenities. With excellent nearby schools, shops, and transport links, this park home offers the perfect blend of peace and convenience.

Don't miss out on the opportunity to view this excellent property - arrange a viewing today!

WITH OVER...



COMPANY REVIEWS

At an Average rating of



Littlehampton Office

01903 739000

www.glyn-jones.com



**41, Kingsmead, Thornlea Park, Littlehampton BN17 7QS**  
**£140,000**



Littlehampton is a seaside town located on the south coast of England in the county of West Sussex. Situated at the mouth of the River Arun, it is known for its attractive beaches, historic harbour, and traditional seaside charm.

The town offers a mix of leisure, tourism, and maritime activities, with highlights including the award-winning East Beach, the iconic East Beach Café designed by Thomas Heatherwick, and the family-friendly Harbour Park amusement area.

Littlehampton also boasts a scenic riverside, a working marina, and easy access to the South Downs National Park. It is well-connected by road and rail, making it a popular destination for both visitors and residents seeking a coastal lifestyle.



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.

Ground Rent: £2,783.88 Per Annum  
Ground Rent: £231.99 Per Month  
Council Tax Band: A

The site informs us that there is no lease the home can stay there for in perpetuity.

