



## Willowbrook Park, Lancing

Offers Over  
£160,000  
Freehold

- Two Bedroom Park Home
- Situated In The Popular Willowbrook Park
- Off Road Parking
- Wrap Around Garden
- In Need Of Modernisation
- Spacious & Bright Lounge
- Vacant Possession
- Double Glazing
- Gas Central Heating
- Over 50's Only

We are delighted to welcome to the market this TWO DOUBLE BEDROOM PARK HOME in the popular Willowbrook Park, located just moments from Lancing Beach and giving access to No. 700 Bus Route. The property benefits from off road parking, outside storage and wrap around gardens whilst inside offers a master bedroom with en-suite shower room, second double bedroom, bathroom, kitchen, dining room and lounge. The property is being offered for sale with no ongoing chain.

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**Robert  
Luff & Co**  
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## Accommodation

### Front Door

leading to:

### Entrance Hall

Storage cupboard

### Kitchen

Fitted Kitchen, door to gardens

### Lounge

Dual aspect window, carpet.

### Dining Room

Carpet, window

### Bedroom One

Carpet, Built in storage, Window, door leading to:

### En-Suite Shower Room

Low level flush w/c, wash hand basin, shower cubicle

### Bedroom

Carpet, window

### Bathroom

Low level flush w/c, wash hand basin, bath

### Outside

Wrap around garden offering low maintenance seating areas, lawn area & decking area. Brick built storage area

### Driveway

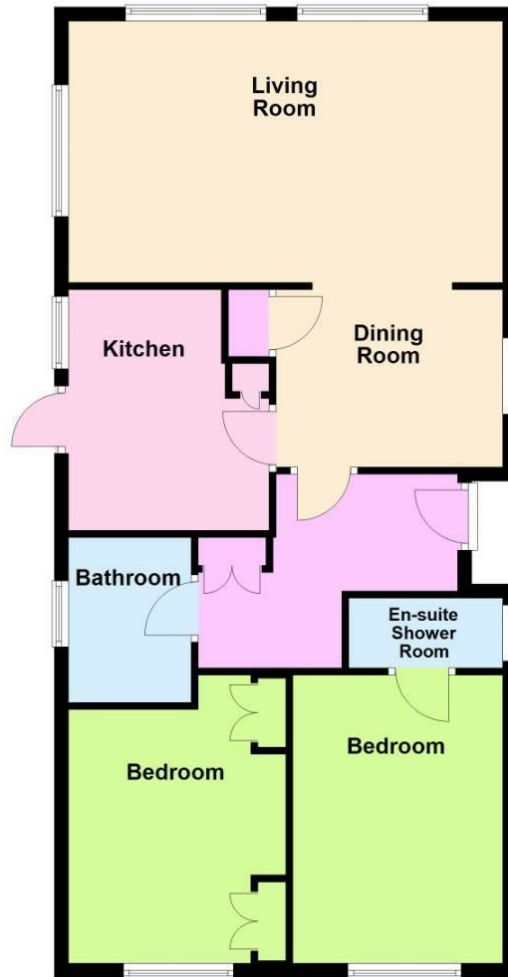
### Agents Notes

This property is only available to over 50's. We have been informed by the seller that the pitch fees are roughly £156 PCM.



## Floor Plan

Approx. 82.5 sq. metres (887.5 sq. feet)



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
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| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.