



Downsview Park, Woodmancote

£85,000
Freehold

- Nearly New Holiday Home
- Two Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Contemporary Shower Room
- Gas Central Heating & Double Glazing
- Allocated Parking
- Ready To Move In!!

Robert Luff & Co are delighted to present this NEARLY NEW HOLIDAY HOME located on this beautiful park in the South Downs National Park, just a short drive from the cosmopolitan city of Brighton & Hove. The accommodation, which is finished to a high standard, features: Lounge/kitchen/diner, two bedrooms and a contemporary shower room. VIEWING A MUST!!!

T: 01903 331737 E: lancing@robertluff.co.uk
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Lounge/Kitchen/Diner 17'8" x 11'10" (5.38m x 3.61m)

Inner Hall

Bedroom One 11'10" x 8'9" (3.61m x 2.67m)

Bedroom Two 8' x 5'9" (2.44m x 1.75m)

Shower Room

Fees & Park Rules

Pitch Fee £2,350 per 6 months with water included

Gas & Electricity - Pay for what you use

No council tax payable

No children



Floor Plan

Approx. 40.2 sq. metres (432.3 sq. feet)



Total area: approx. 40.2 sq. metres (432.3 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.