



## Downsview Park, Woodmancote

£165,000  
Freehold

- Brand New Holiday Home
- Contemporary Kitchen/Diner
- Generous Second Bedroom
- Allocated Parking
- Viewing A Must!!
- Lounge
- En-Suite Bathroom To Main Bedroom
- Separate Shower Room
- Gas Central Heating & Double Glazing

Robert Luff & Co are delighted to present this BRAND 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 an exacting standard, features: Lounge, contemporary kitchen/diner, main bedroom with en-suite bathroom, further generous bedroom and a luxury shower room. VIEWING A MUST!!!

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Robert  
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## Accommodation

Kitchen/Diner 13' x 12' (3.96m x 3.66m)

Living Room 12'10" x 12'6" (3.91m x 3.81m)

Inner Hall

Bedroom One 10'10" x 9'4" (3.30m x 2.84m)

En-Suite Bathroom

Bedroom Two 10'5" x 6'9" (3.18m x 2.06m)

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



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**Floor Plan**  
Approx. 51.3 sq. metres (552.0 sq. feet)



Total area: approx. 51.3 sq. metres (552.0 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>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (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.