



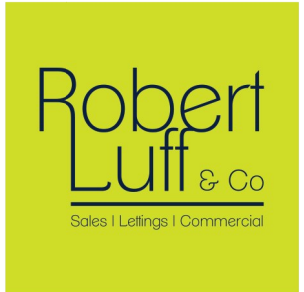
## Downsview Park, Woodmancote

£175,000  
Freehold

- Brand New Holiday Home
- Finished To A High Standard
- Luxury Kitchen & Bathroom
- Located In South Downs National Park
- Viewing A Must!!
- Two Bedrooms
- Decked Seating Area
- Gas Central Heating & Double Glazing
- Short Drive To Brighton City Centre

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: Open plan lounge/diner & contemporary kitchen, two generous bedrooms with storage and a luxury bathroom. Outside, the property benefits from a decked seating area. VIEWING A MUST!!!

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)







## Accommodation

Lounge/Kitchen/Diner 19'3" max x 17'10"  
(5.87m max x 5.44m)

Inner Hall

Bedroom One 11'6" x 9'5" (3.51m x 2.87m)

Bedroom Two 9'5" x 7'10" (2.87m x 2.39m)

Luxury Bathroom

Outside

Decked Seating Area

### 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

3-7 South Street, Lancing, West Sussex, BN15 8AE

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

[www.robertluff.co.uk](http://www.robertluff.co.uk)

### Floor Plan

Approx. 53.0 sq. metres (570.3 sq. feet)



Total area: approx. 53.0 sq. metres (570.3 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<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.