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Description

Nestled in the charming area of The Broadway, Lancing, this delightful park home offers a serene and comfortable living experience, ideal for those aged over 50. The property boasts two spacious double bedrooms, one of which features a convenient ensuite, ensuring privacy and comfort for residents and guests alike.

The well-appointed reception room provides a welcoming space for relaxation and entertaining, while the property is presented in good decorative order throughout, allowing you to move in with ease. The wrap-around garden, with its westerly aspect, is perfect for enjoying the afternoon sun and offers a lovely outdoor space for gardening or simply unwinding in a tranquil setting.

For those with vehicles, the property includes off-road parking for two vehicles, as well as a garage, providing ample space for your transportation needs. This park home combines the best of both comfort and practicality, making it an excellent choice for anyone seeking a peaceful lifestyle in a friendly community. The property has also recently been re insulated making it more energy efficient.

With its attractive features and convenient location, this property is a wonderful opportunity for those looking to downsize or enjoy a more relaxed way of life. Don't miss the chance to make this charming park home your own.



Key Features

- Two Bedroom Park Home
- Off Road Parking
- In Good Order Throughout
- 'L' Shaped Lounge Dining Room
- Available For Over 50's Only
- Located On The Popular 'Broadway Park'
- Garage
- En-suite Shower Room & Family Bathroom
- Wrap Around Westerly Aspect Garden
- Council Tax Band - A



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Front Door

Leading to:

Hallway

doors to:

Lounge/Dining Room

Wood laminate flooring, 3 x double glazed windows, radiator, fireplace with surround, opening to:

Kitchen

Wood laminate flooring, range and eye and base level cupboards with roll top work surfaces, boiler housed in cupboard, stainless steel sink drainer, inset oven with hob over and extractor fan, space for washing machine & fridge freezer, space and plumbing for dishwasher.

Bathroom

Vinyl flooring, double glazed window, wash hand basin, low level w/c, bath

Bedroom

Built in wardrobe, carpet, radiator, double glazed window

Bedroom

Built in wardrobe, carpet, double glazed window, radiator door to:

En-suite

Walk in shower, low level flush w/c, wash hand basin, vinyl floor

Outside

Off Road Parking

Garage

Rear Garden

Westerly facing wrap around garden mainly laid to lawn.

Agent Notes

The seller has informed us that there the pitch fee is £254 PM



Floor Plan The Broadway



Total area: approx. 71.7 sq. metres (771.5 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		69	70
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.

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