



# 53 Havenwood, Arundel, BN18 0AH

£148,000

- Over 50's Double Unit Park Home Located On Fully Residential Site
- Driveway Parking
- 9'08 Bathroom
- Chain Free
- 19'01 Lounge/Diner
- Two Double Bedrooms
- Adjoining Woodland Area
- Surrounding Gardens
- Very Well Presented Throughout
- Bedroom 1 With Fitted Wardrobes



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Welcome to this charming property located in the picturesque site of Havenwood, Arundel. This delightful park home offers a cosy retreat with 1 reception room, 2 bedrooms, and 1 bathroom.

Situated in a tranquil setting, this property provides a unique opportunity to enjoy the beauty of the surrounding countryside while being just a short drive away from the historic town of Arundel. The quaint site offers a sense of community and a slower pace of life, ideal for those looking to escape the hustle and bustle.

The home is cleverly designed to maximise space and comfort. The double aspect open-plan reception room is bright and welcoming, providing a lovely space to relax and entertain. The two bedrooms offer a peaceful sanctuary for rest and relaxation, while the well-appointed bathroom ensures convenience for the residents.

With parking available for your vehicle, you can easily explore the stunning South Downs National Park or visit the nearby Arundel Castle and Gardens. This property offers a unique opportunity to embrace a simpler way of life in a beautiful countryside setting.

Don't miss out on the chance to own this lovely mobile home in Havenwood, Arundel. Contact us today to arrange a viewing and start your journey towards peaceful living.



Council Tax Band: A

Tenure: Leasehold





**LOUNGE/DINER**

19'1" x 12'8"

**KITCHEN**

7'8" x 7'6"

**BEDROOM ONE**

11'3" x 11'1"

**BEDROOM TWO**

9'9" x 8'2"

**BATHROOM**

9'8" x 5'9"

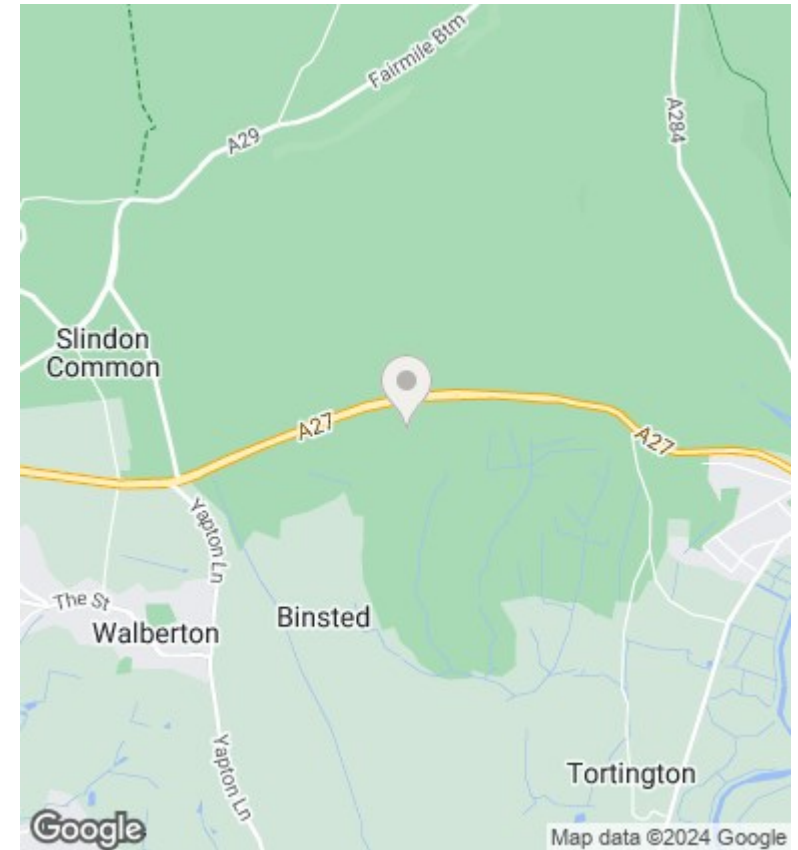
PITCH FEE-£280.59 PCM

COUNCIL TAX BAND - A



Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restuarants as well as stunning views. The town’s other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.



Energy Efficiency Rating		
	Current	Potential
<i>Very 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	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.