



60 Havenwood Park Chichester Road, Arundel, BN18 0AH

£295,000

- Beautifully Presented Double Unit Park Home On Fully Residential Site
- Unit Just Over One Year Old
- 11'06 Fully Integrated Kitchen
- Viewing Highly Recommended To Appreciate Quality Of This Home
- Two Driveways Providing Ample Parking
- Master Bedroom With En Suite & Walk In Warbrobe
- Two Double Bedrooms
- Substantial Plot With Fully Surrounding Gardens With Gated Access To Woodland
- 20'05 Lounge/Dining Room
- 9'07 White Bathroom Suite

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This property is a beautifully presented double-unit park home situated on a fully residential site. It boasts two driveways, offering ample parking space for residents and guests. The home sits on a substantial plot, surrounded by well-maintained gardens that provide a serene atmosphere. Additionally, the property features gated access to adjacent woodland, perfect for nature lovers.

The park home itself is just over one year old, ensuring modern construction and up-to-date amenities. The master bedroom is a standout feature, complete with an en suite bathroom and a spacious walk-in wardrobe, providing both luxury and convenience.

The main living area includes a spacious 20'05" lounge and dining room, ideal for relaxation and entertaining. The 11'06" fully integrated kitchen is equipped with contemporary appliances and ample counter space, making it a joy to cook in. There are two double bedrooms, each offering comfortable living space. The home also includes a 9'07" white bathroom suite, adding to the overall appeal.

Overall, this property offers a blend of comfort, modern amenities, and natural beauty. A viewing is highly recommended to fully appreciate the quality and features of this exceptional home.



Council Tax Band: A

Tenure: Freehold



LOUNGE/DINING ROOM

20'05x13'11

KITCHEN

11'06x9'04

MASTER BEDROOM

11'05x9'04

EN SUITE

6'00x4'11

WALK IN WARDROBE

6'02x4'02

BEDROOM 2

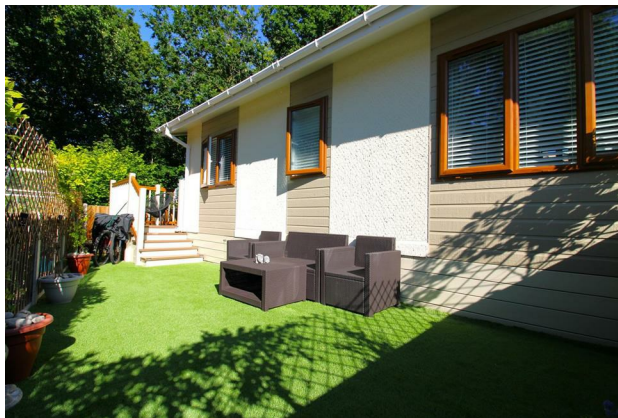
9'07x9'05

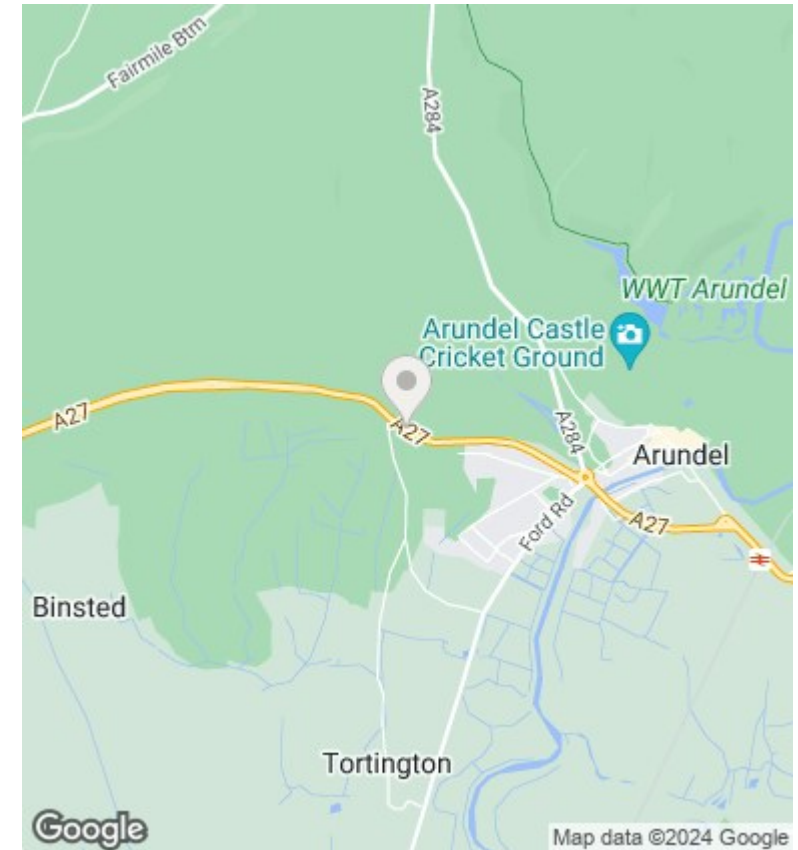
BATHROOM

8'04x6'04

PITCH FEES

£293.00 per month





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 restaurants 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.