



## 7 Havenwood, Arundel, BN18 0AH

£129,950

- Over 50's Double Unit Park Home On Full Residential Site
- 19'10 x 19'01 L Shaped Lounge Dining Room
- 13'07 Kitchen
- Scope For Buyer To Put Their Own Stamp On The Home
- Gardens To Three Sides
- Licence For Life
- Two Double Bedrooms
- 7'4 Bathroom
- Driveway Parking
- Chain Free

## Description

This charming double-unit park home offers comfortable living in a full residential setting, complete with a lifetime license. Boasting a spacious and well-proportioned layout, this home is ideal for those looking to enjoy a peaceful lifestyle in a welcoming community.

L-Shaped Lounge/Dining Room: Measuring approximately 19'10 x 19'01, this generously sized space is perfect for both relaxation and entertaining. The L-shape design offers versatility, creating distinct areas for lounging and dining.

Both bedrooms are well-sized, providing ample space for furnishings and storage. These rooms offer a comfortable retreat and are ideal for couples, guests, or a home office setup.

The 13'07 kitchen offers plenty of potential for customisation. It's a bright and functional space, perfect for cooking and enjoying meals.

Measuring 7'4, the bathroom is practical and well-appointed, with room for modern updates to suit the buyer's taste.

The home is surrounded by gardens on three sides, offering ample outdoor space for gardening, relaxation, or entertaining. The gardens provide a peaceful environment with the potential for landscaping to suit your personal style.

Convenient driveway parking is available, providing easy access to your home and ensuring a secure spot for your vehicle.

With its existing layout, this home presents a fantastic opportunity for the buyer to put their own stamp on the property. Whether you're looking to make small updates or undertake a larger renovation, this home offers a great canvas to work with. The property is offered chain-free, ensuring a smooth and hassle-free buying process.



Council Tax Band: A | Tenure: Leasehold

### LOUNGE DINING ROOM

19x10x19'01

L Shaped Room

### KITCHEN

13'07x8'02

### BEDROOM 1

10'08x9'05

### BEDROOM 2

9'5x7'00

### BATHROOM

7'4x5'4

LEASE- LICENSE FOR LIFE- UNEXPIRING

### SERVICE CHARGE

£400.06 per annum estate maintenance fee

### PITCH FEE

£293.50 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.

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.