



1 Marina View Littlehampton, BN17 5DS

£229,950

- Brand New Omar 36x20 Foot Holiday Lodge
- Stunning Open Plan Lounge/Kitchen/Dining Room
- Available Fully Furnished
- Viewing Highly Recommended To Appreciate The Unit & Plot
- Superb Plot With Direct River Views
- Wrap Around Veranda
- Offered With "Goldshield" 10 Year Structural Warranty
- Site Licence Until 2057
- Adjoining Allocated Parking Space
- Site Open 52 Weeks Per Year

1 Marina View , Littlehampton BN17 5DS

The Brand New Omar 36x20 Foot Holiday Lodge is a spacious and modern accommodation that offers a luxurious living experience.

The lodge is set on an excellent plot with picturesque, direct views of the river, offering a peaceful and scenic setting. The lodge is located on a site with licence, extending until 2057, ensuring security and longevity for the property.

Stunning Open Plan Lounge/Kitchen/Dining Room: Inside, the lodge features a spacious open-plan living area, combining a comfortable lounge, modern kitchen, and dining space for a versatile and sociable layout. The lodge is available fully furnished, allowing for immediate occupancy with stylish, quality furnishings throughout. The property also boasts a wrap-around veranda, offering additional outdoor space and making the most of the surrounding views, ideal for relaxing or entertaining.

The lodge comes with a dedicated parking space next to the property, ensuring convenience and easy access. The property is offered with a comprehensive 10-year structural warranty under the "Goldshield" program, providing peace of mind regarding the quality and durability of the structure.

This lodge presents a wonderful opportunity for anyone looking for a luxury holiday home or a year-round retreat, offering both comfort and a beautiful location.



OPEN PLAN
LOUNGE/KITCHEN/DINING
18'11x17'01

MASTER BEDROOM
11'11x9'01

EN SUITE SHOWER ROOM
7'5x5'7

BEDROOM TWO
8'11x8'9

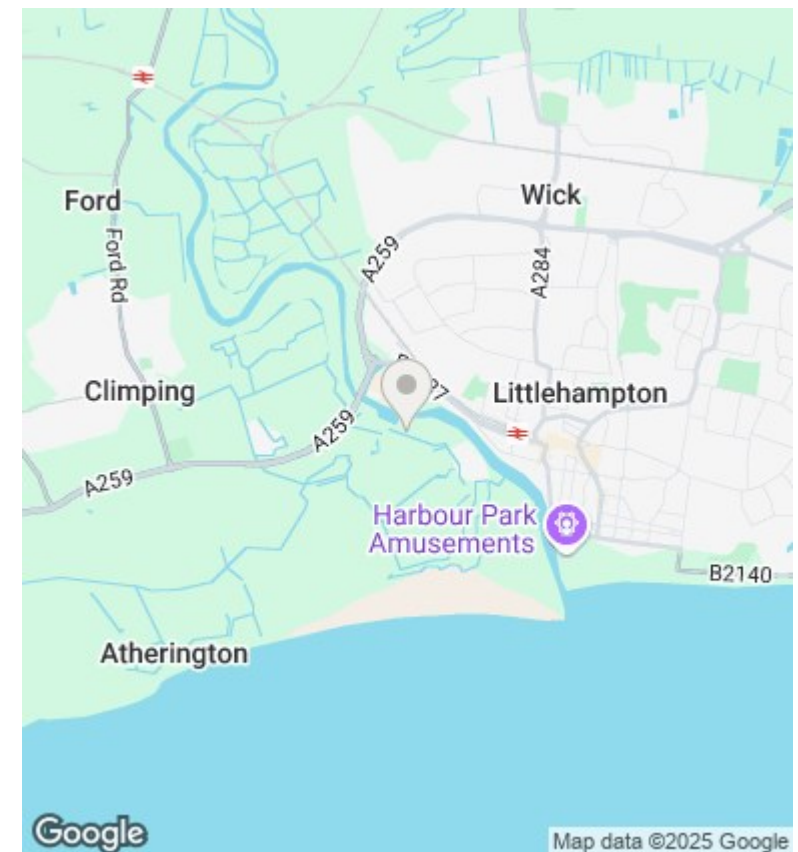
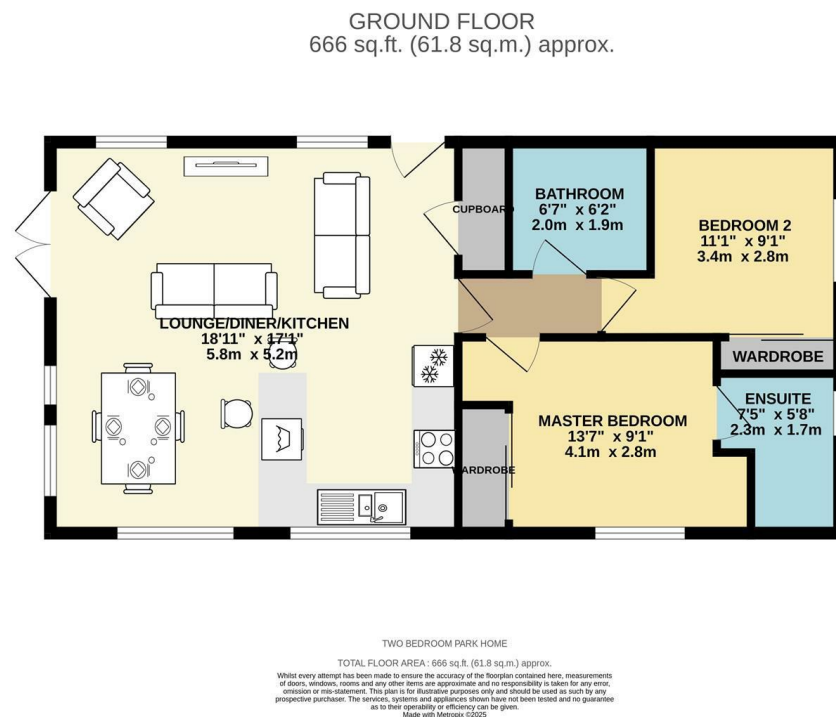
BATHROOM
6'6x6'1

LICENCE
Site Licence Until 2057

LICENCE FEE
£3,154.46 PA

SERVICE CHARGE
Service charge* £2,100.00
General rates** £374.25
Contribution to site Security
£250.00 pa towards an on site
presence, 365 days a year, 6pm
– 7:30am.





| 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 | 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.