



20 Marina View, Littlehampton, West Sussex, BN17 5DS £99,950

- Holiday Riverside Log Cabin
- Decked Veranda
- Site open 12 Months of the Year
- Viewing Highly Recommended to Appreciate this Lodge & Location
- Situated in the Heart of Littlehampton Marina
- Attached Parking Space
- Licence Held Until 2057
- Stunning Views Over the Marina
- 12'6" x 11'4 Lounge with French Doors Overlooking Marina and Access onto the Decked Veranda
- 1 Mile to West Beach

20 Marina View, West Sussex BN17 5DS

This lovely Holiday Riverside Log Cabin is located in the heart of Littlehampton Marina, offering stunning views over the marina. The property features from a wrap-around verandah, perfect for outdoor dining and enjoying the tranquil surroundings across the river. The lodge benefits from two bedrooms, a 12'6" x 11'4" Lounge with French Doors Overlooking Marina and Access onto the Decked Veranda.

Additional features include an attached parking space and a licence until 2057. The site is open 12 months of the year, making it an ideal retreat at any time and benefits from an on site warden.

Conveniently located 1 mile from West Beach, this lodge offers a perfect coastal lifestyle as well as being close to local amenities.

Chain-free and ready to move into, a viewing is highly recommended to appreciate the size and quality of the accommodation on offer.



Council Tax Band:

Tenure: Leasehold



Description

A fantastic opportunity to buy this single unit situated on a select development of twenty-four timber-clad lodges on Littlehampton Marina with river views and a private veranda. The lodge can be used for holiday or leisure purposes and pets are allowed at the discretion of the site owners. The warden lives onsite, which adds to the security of the development. Situated 1 mile from West Beach, which is a site of Special Scientific Interest (SSSI) and is a popular spot for picnics, beachcombing, and dog walking.

Littlehampton Train Station and the town are located within 0.6 miles from the lodge.

Lounge

12'6" x 11'4"

Twin aspect, UPVC double glazed windows to side and further double glazed bay window with UPVC double glazed French doors giving outlook to the marina and

giving access to timber decked veranda. Feature electric fireplace.

Kitchen/Diner

11'4" x 9'6"

Twin aspect with UPVC double glazed windows to two sides and double glazed french doors giving access to the lounge.

Bedroom 1

8'11" x 7'4"

Bedroom 2

7'10" x 4'6"

Shower Room

Licence

32 Years Remaining From 2025 to 31st March 2057

Licence Fee

Annual Licence Fee- Approx £2,628.71

Service Charge

Service charge £1950.00

General rates £249.50

Contribution to site Security £250.00 pa towards an on site presence, 365 days a year, 6pm – 7:30am.

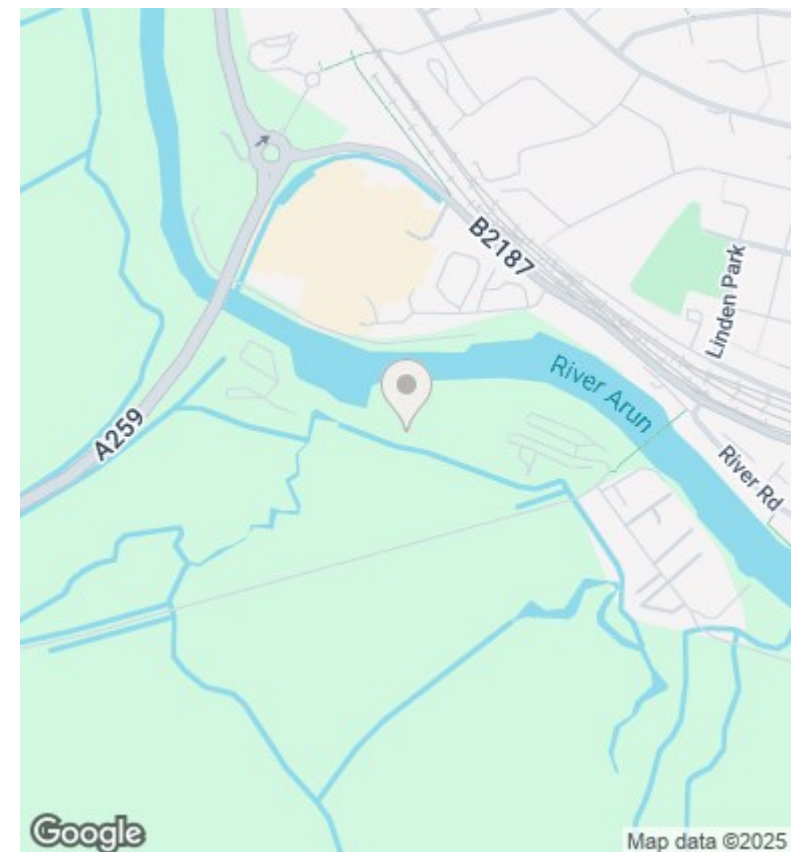




TWO BEDROOM PARK HOME
TOTAL FLOOR AREA: 424 sq.ft. (39.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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



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.