



51 Kingsmead, Thornlea Park, Wick, Littlehampton, BN17 7QS

£75,000

- Two Bedroom Single Unit Park Home On Fully Residential Site
- Unit in Need Of Some Modernisation
- Residents Parking Area
- 13'3 Lounge
- Vacant Possession
- Age Restricted to 50+
- Surrounding Gardens
- Licence For Life
- 11'3 Master Bedroom
- Chain Free

Description

Located on a peaceful, fully residential site exclusively for residents aged 50 and over, this two-bedroom single unit park home offers an excellent opportunity for those looking to downsize or enjoy a quieter lifestyle.

While the property would benefit from some modernisation, it boasts a generously sized 13'3" lounge and an 11'3" master bedroom, providing a comfortable and flexible living space. Set within surrounding gardens and with access to a residents' parking area, it offers both privacy and practicality.

Additional benefits include:

Licence for life

Vacant possession

Chain free sale

Don't miss the chance to create your perfect home in this welcoming and well-maintained community.

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Council Tax Band: A | Tenure: Leasehold

- LOUNGE
13'3 x 9'7
- KITCHEN/BREAKFAST ROOM
9'7 x 7'2
- BEDROOM ONE
11'3 x 9'77
- BEDROOM TWO
8'8 x 7'00
- BATHROOM
6'9 x 4'9
- LIFETIME LEASE
- MAINTENANCE CHARGE
£2,665.44 pa

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.

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.