



19 Harbour Reach Littlehampton Marina, Ferry Road,

£320,000

- LAUNCH DAY 28TH JUNE (BY APPOINTMENT ONLY* 10AM-4PM*)
- Situated on Stunning New Development Adjacent to the River Arun
- Luxurious Fixtures & Fittings Throughout Unit
- Viewing Highly Recommended to Appreciate This Exclusive Location & Exceptional Build Quality
- 10% Off The Listed Price On Completions Before 30th Nov 2025-Ts&Cs Apply
- Rare Opportunity to Purchase on a Fully Residential Site in a Riverside Location
- Age Restricted to Purchasers Aged 45+
- 36ft x 20ft Brand New 'Omar New Market' Park Home with Direct River Views
- Veranda with Far Reaching Direct River Views
- Double Aspect 20'5 x 18'8 Contemporary Open Plan Kitchen/Diner/Lounge

19 Harbour Reach Littlehampton Marina, Ferry Road, Littlehampton BN17 5DS

Luxury Riverside Park Home – Omar New Market 36' x 20'

Brand New | Direct River Views | Fully Residential | Over 45s

Discover tranquil riverside living in this stunning brand-new Omar New Market park home, perfectly positioned within an exclusive new development on the banks of the River Arun.

This beautifully designed, fully residential home offers breathtaking, uninterrupted river views from its private veranda—an idyllic setting for relaxing or entertaining.

Step inside to a spacious double-aspect open-plan kitchen, dining, and living area (20'5 x 18'8), featuring a stylish central island and high-spec contemporary finishes throughout.

The home is designed for comfort and elegance, with luxury fixtures and fittings in every room.

The generous master suite includes a dressing area and a private ensuite shower room, creating a peaceful sanctuary within your home.

Viewings are highly recommended to appreciate the premium setting and craftsmanship of this exceptional home. Don't miss this rare opportunity for riverside living in a peaceful, age-restricted community.



Council Tax Band:

Tenure: Leasehold



OPEN PLAN
KITCHEN/LOUNGE/DINER
18'87 x 20'56
Integrated fridge-freezer, washing machine and dishwasher, light Grey 'Sirius' style kitchen units, electric eye-level single oven with 4 burner gas hob with stainless steel splashback plus chimney extractor fan. USB charging point, Lounge area benefits from built-in cabinetry with high level TV point for customers own TV & comes with 2 x 3-seater sofas with scatter cushions

BEDROOM ONE
13'18 x 8'23
Wall mounted headboard with co-ordinate bed runner and scatter cushions. Walk-through dressing area to master bedroom.

ENSUITE
5'43 x 6'09
Quadrant shower cubicle and combi shower & chrome towel radiator.

BEDROOM TWO
9'11 x 8'04
Wall mounted headboard with co-ordinate bed runner and scatter cushions.

BATHROOM
5'90 x 6'53
Chrome towel radiator.

LICENCE
Sold with a site licence that runs until 30th June 2096

LICENCE FEE
£3,250 (one annual payment)
Alternative payment plans available.

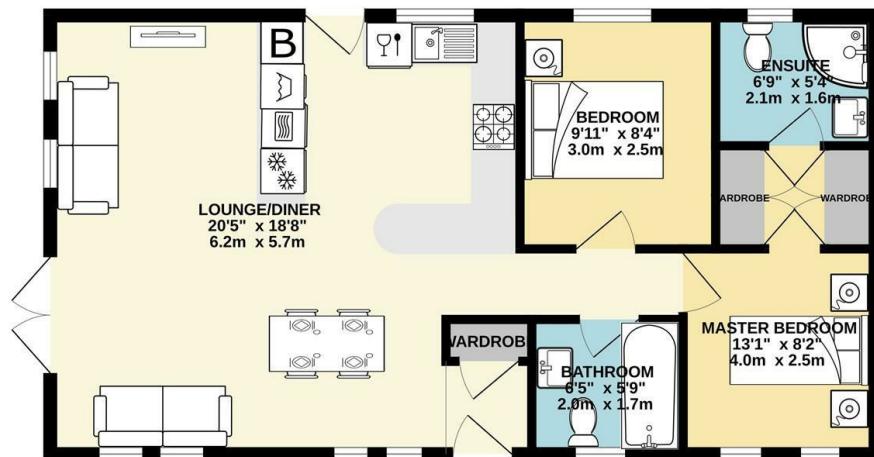
AGE RESTRICTION
Occupiers will need to be over the age of 45 to purchase & live in Harbour Reach

COUNCIL TAX
We believe the banding once allocated to be Band - A

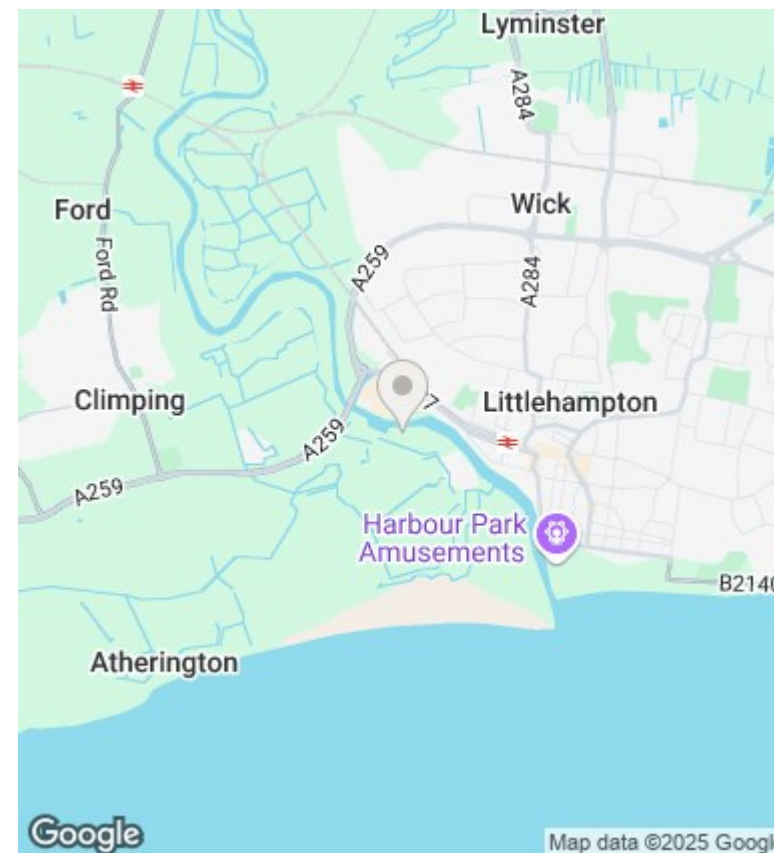
OMAR
Omar is a leading park home manufacturer, having built residential park homes and luxury lodges for over 50 years. With thousands of satisfied customers across the UK, Omar knows exactly what is required to make your dream home or luxury lodge become a reality.



GROUND FLOOR



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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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.