

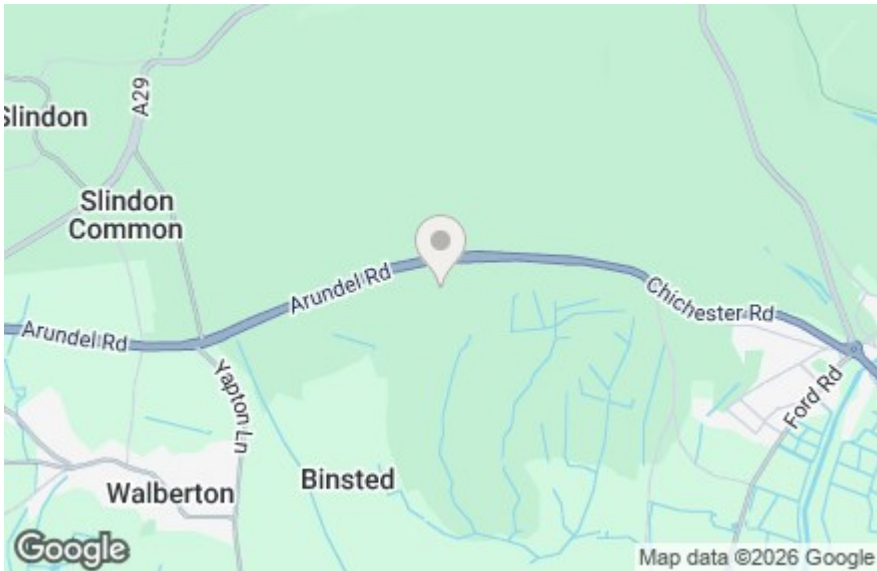


## The Wentwood, 39 Havenwood, Arundel, Arundel, BN18 0AH

£150,000

Tenure Leasehold

- BRAND NEW 'Wentwood' Park Home For Over 50's
- French Doors from Kitchen Area onto Decking Area
- Superb Specification Throughout
- Viewing Highly Recommended
- Stunning Open Plan Kitchen/Lounge with Vaulted Ceilings
- OFF ROAD PARKING
- Fully Residential Site
- CHAIN FREE



## Description

BRAND NEW 'Wentwood' Park Home For the Over 50's, Stunning Open Plan Kitchen/Lounge with Vaulted Ceilings, French Doors from Kitchen Area onto Decking Area, OFF ROAD PARKING, Superb Specification Throughout, Fully Residential Site, LIFETIME LEASE, Viewing Highly Recommended, CHAIN FREE

Council Tax Band: A

EPC Rating: null

### LOUNGE

10'5" x 9'9"

### KITCHEN

10'5" x 7'9"

### BEDROOM ONE

8'6" x 8'2"

### BEDROOM TWO

7'4" x 6'4"

### BATHROOM

7'2" x 4'8"

### TENURE

Licence for life.


### GROUND RENT

Pitch Fee - £3,367.08 Per Year

### SERVICE CHARGE

Approx £400.06 PA

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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.