



## Tredegar Elite 40x12, 16 Havenwood, Arundel, £165,000

### DN19 0AL

- Stunning Brand New 40 x 12 'Tredegar Elite' Park Home
- Situated on a Fully Residential Site with Lifetime Lease
- Off Road Parking
- Double Aspect Kitchen/Breakfast Room with Integrated Appliances
- Adjacent Woodlands
- For the Over 50's
- 10 Year Warranty
- Two Bedrooms with Fitted Wardrobes
- Dual Aspect Living Area with Sliding Doors
- Viewing Highly Recommended

# Description

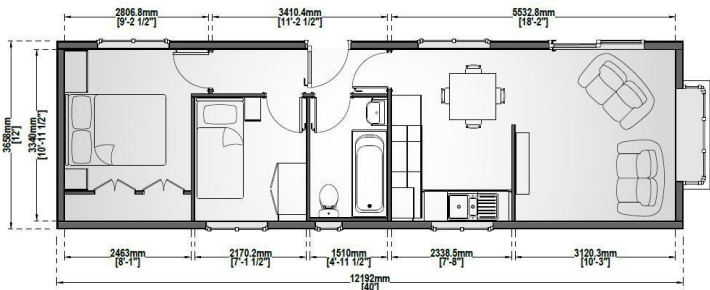
## Stunning Brand-New 40' x 12' Tredegar Elite Park Home – Exclusive Over-50s Residential Community

This beautifully finished Tredegar Elite park home offers modern, low-maintenance living on a fully residential site, complete with a lifetime lease and a reassuring 10-year warranty. The accommodation includes two well-proportioned bedrooms with fitted wardrobes, a bright double-aspect kitchen and breakfast room with integrated appliances, and a spacious dual-aspect living area featuring sliding doors that open to the outside. Off-road parking is provided, and the home is perfectly positioned beside peaceful woodlands, creating an attractive natural backdrop and a wonderful setting for local walks.

An ideal choice for those seeking comfort and tranquillity within an exclusive over-50s community. Viewing is highly recommended.



Council Tax Band: | Tenure: Leasehold



KITCHEN/BREAKFAST ROOM  
10'98 x 7'66

LOUNGE  
10'97 x 9'52

BEDROOM ONE  
9'07 (to wardrobe) x 7'79

BEDROOM TWO  
8'04 x 7'92

BATHROOM  
7'72 x 5'12

PITCH FEE  
£300.25 PCM

SERVICE CHARGE  
SITE MAINTENANCE FEE PA £326.97 ( based on figures from 2024)

Arundel is a charming market town renowned for its rich history, picturesque landscapes, and vibrant community amenities. Situated along the River Arun and nestled at the edge of the South Downs National Park, Arundel offers a blend of cultural heritage and natural beauty.

Arundel is approximately 90 minutes from London by train. The town is well-served by local transport, including bus services connecting to nearby areas.

Whether you're interested in exploring historic sites, enjoying outdoor activities, or indulging in local cuisine, Arundel offers a delightful experience for visitors and residents alike.

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.