

50 Oaktree Close, Nyetimber, Bognor Regis, West Sussex, PO21 3PW

£265,000

Park Home

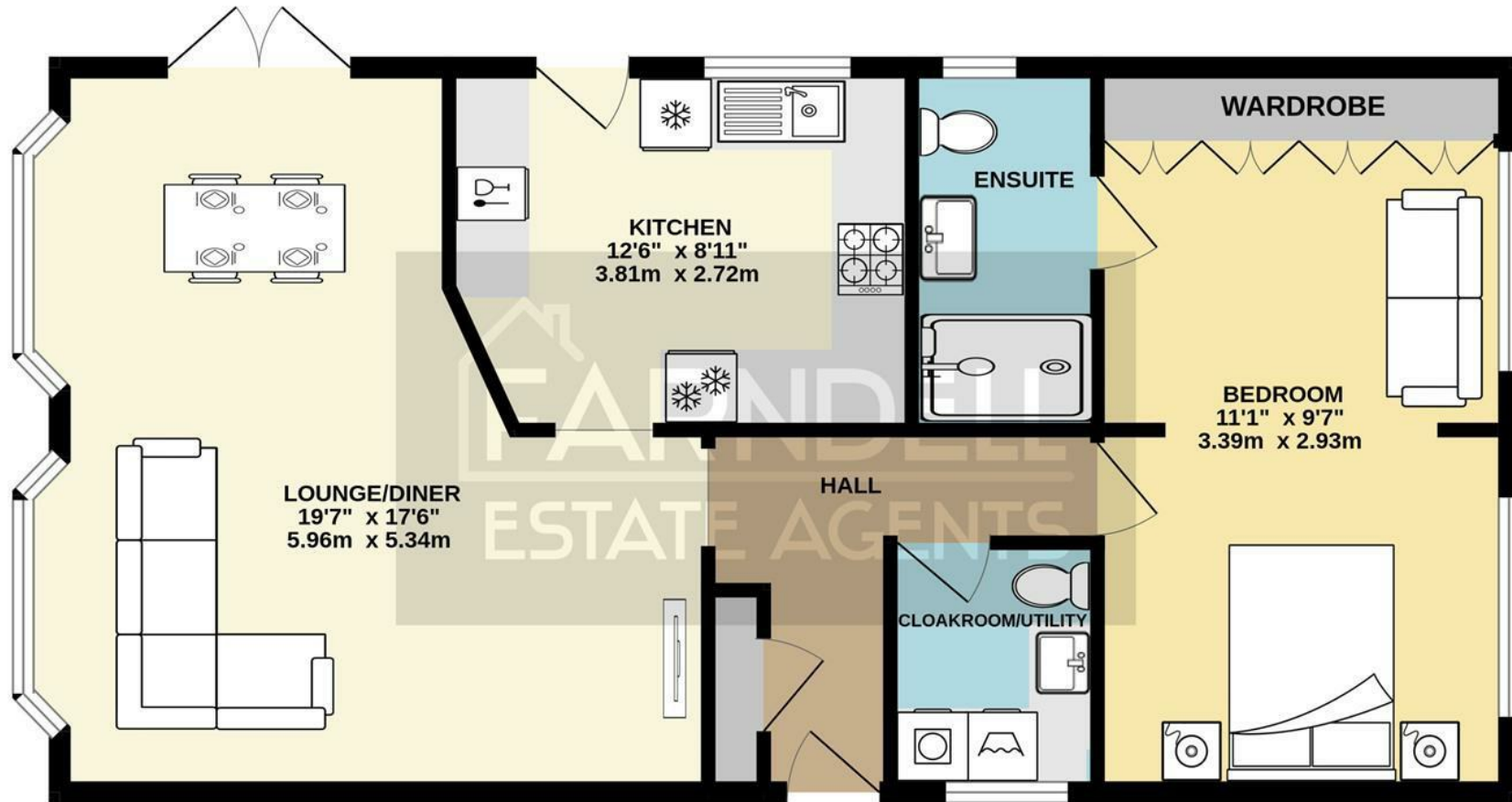
**FARNDSELL**  
ESTATE AGENTS





# GROUND FLOOR

776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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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- Stunning 'One of a Kind' Park Home on the Ever-Popular Mill Farm
- 40'x 20' Homeseeker Prestige Langdale Plus sited in 1998
- Fully Modernised and Transformed by the Current Owners
- External Insulation and Fully Redecorated
- Lounge/Diner
- Modern Kitchen
- Spacious Bedroom Suite with Dressing Area and Large Ensuite
- Cloakroom/Utility Room
- Gas Central Heating and New Double Glazing
- Beautiful Gardens and Allocated Parking



SITE FEES for 1st November 2023 to 31st October 2024 are £3,031.04 per year

Please Note – The development is restricted to 40 years of age and above.

ELECTRICITY AND WATER ARE METERED BY THE SITE AND CHARGED QUARTERLY.

COUNCIL TAX BAND A

Arun District Council, Arun Civic Centre,  
Maltravers Road, Littlehampton,  
West Sussex, BN17 5LF  
Tel: 01903 737500







# FARNDSELL

## ESTATE AGENTS

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Council Tax Band A