

36 Oaktree Close, Nyetimber, Bognor Regis, West Sussex, PO21 3PN

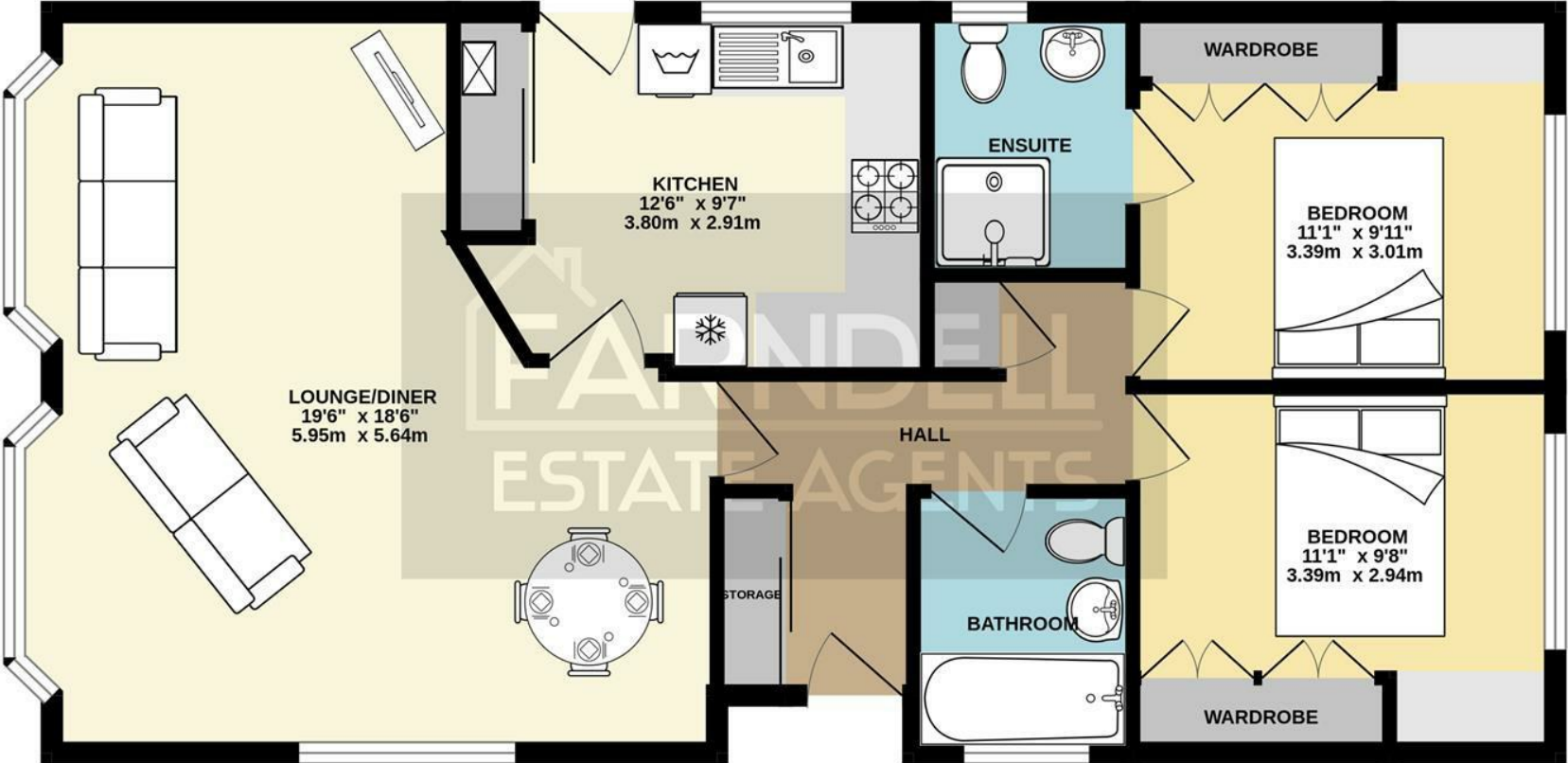
£225,000

Park Home

**FARNDSELL**  
ESTATE AGENTS



GROUND FLOOR  
778 sq.ft. (72.2 sq.m.) approx.



LOUNGE/DINER  
19'6" x 18'6"  
5.95m x 5.64m

KITCHEN  
12'6" x 9'7"  
3.80m x 2.91m

ENSUITE

WARDROBE

BEDROOM  
11'1" x 9'11"  
3.39m x 3.01m

HALL

STORAGE

BATHROOM

WARDROBE

BEDROOM  
11'1" x 9'8"  
3.39m x 2.94m

TOTAL FLOOR AREA : 778 sq.ft. (72.2 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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- Park Home on the Ever-Popular Mill Farm
- Homeseeker Langdale Plus 40' x 20' sited in 1999
- Large Lounge/Diner
- Kitchen
- 2 Double Bedrooms with built-in Wardrobes
- Family Bathroom and Ensuite Shower Room
- uPVC Double Glazing and Gas Central Heating
- Paved Gardens to Rear and Sides
- Allocated Parking
- No Forward Chain

**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

79 Aldwick Road

Bognor Regis

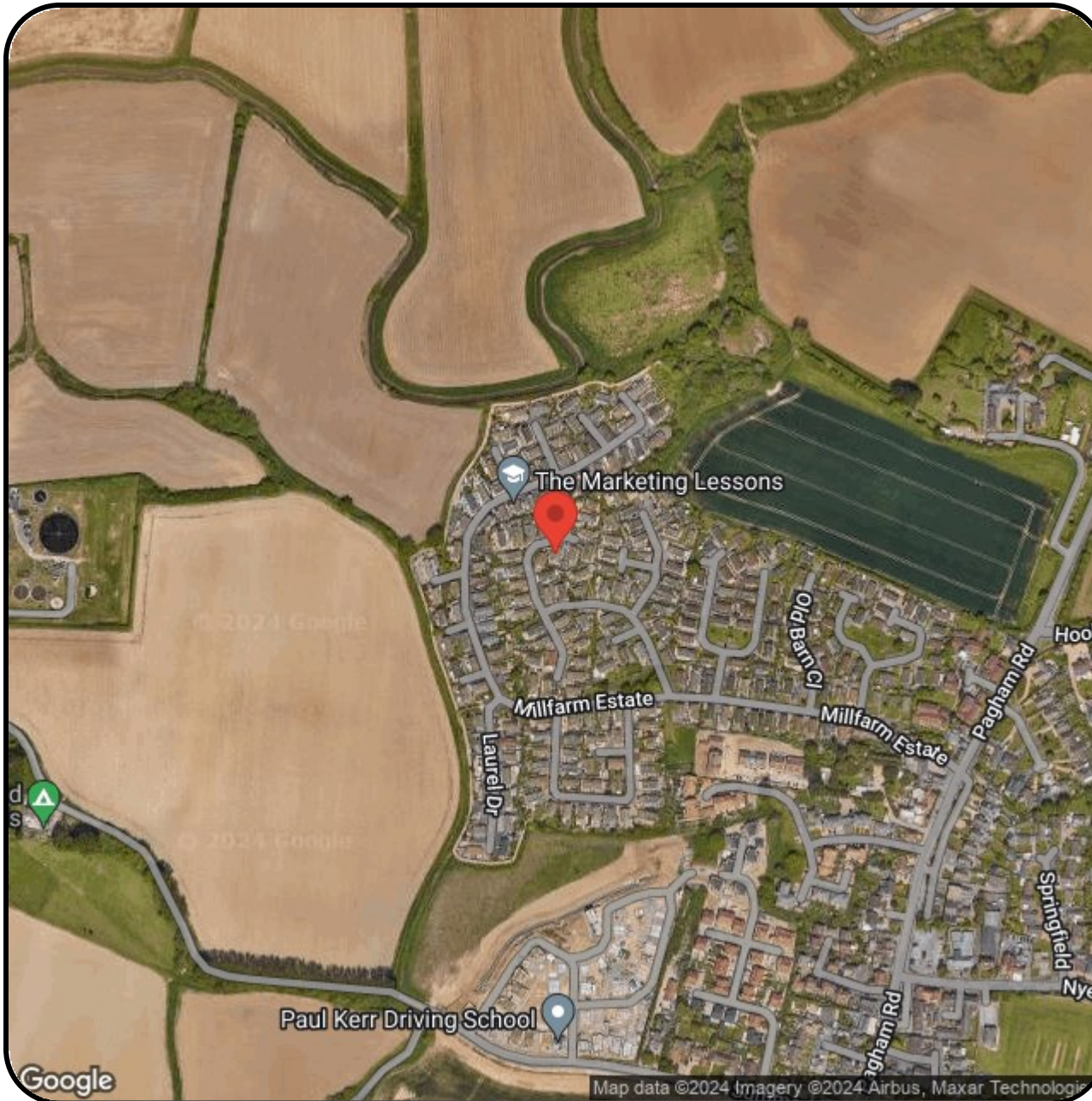
West Sussex

PO21 2NW

01243 869991

[sales@farndells.com](mailto:sales@farndells.com)

<http://www.farndells.com>



Council Tax Band A