

6 Laurel Drive, Nyetimber, Bognor Regis, West Sussex, PO21 3ND

£280,000

Park Home

**FARNDSELL**  
ESTATE AGENTS





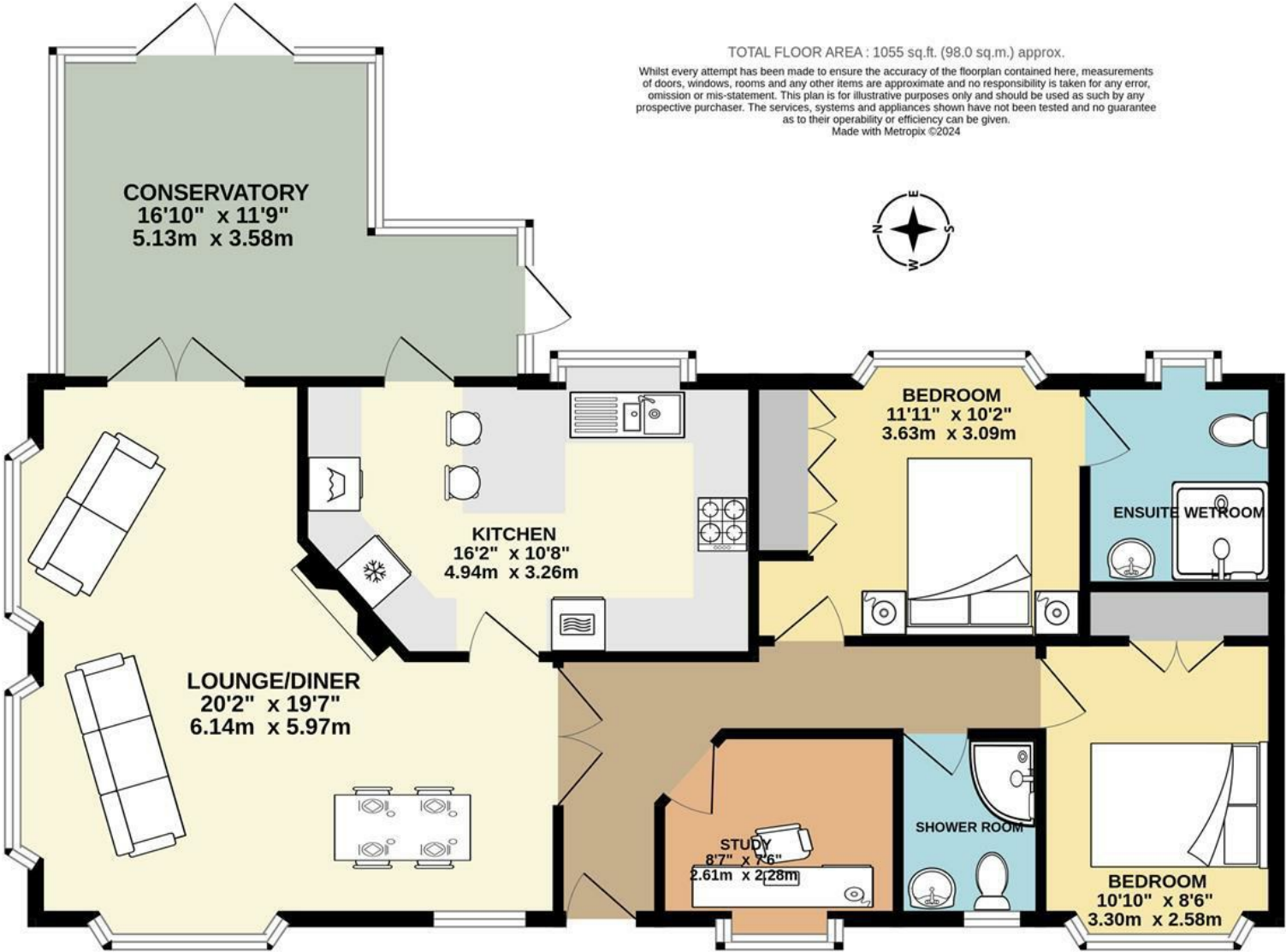
# GROUND FLOOR

1055 sq.ft. (98.0 sq.m.) approx.

TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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
- 46' x 20' Omar Heritage sited in 2003
- Large Lounge/Diner with Vaulted Ceiling
- Conservatory
- Modern Kitchen/Breakfast Room
- 2 Double Bedrooms and separate Study/Office
- Family Shower Room and Ensuite Wet Room
- Larger than Standard Gardens Surrounding the Property
- 2 Driveways for Parking
- uPVC Double Glazing and Gas Central Heating

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