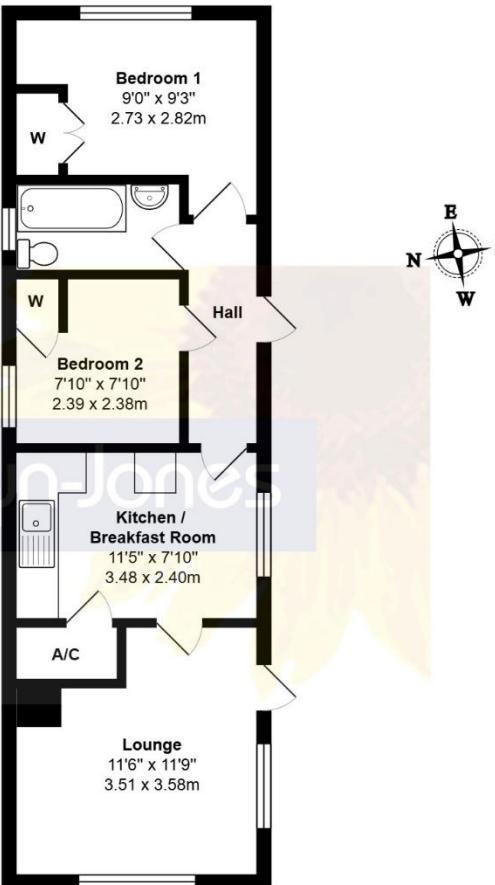




**24 Orchard Park, Worthing Road,  
Rustington, West Sussex, BN16 3PS**  
**£79,950**



Total Area: 464 ft<sup>2</sup> ... 43.2 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by 1st Image 2025

Tenure: Permission to place a park home on a designated site is by written agreement, in accordance with the 1983 Act. The permitted length of the agreement can vary from site to site, and we therefore strongly recommend that you engage legal representation before committing to the purchase of a park home.

Occupancy: Full 12 Months

Pitch Fee: £426.00 per month (this is set to increase to approximately £440.00 per month)

Maintenance charges: £62.26 per month (this includes water rates)

Age Restriction: 50 Plus

Council Tax Band: A

We recommend you have this verified by your legal representative at your earliest convenience.

WITH OVER...



At an Average rating of

4.9/5 ★★★★★

COMPANY REVIEWS NOW RECEIVED



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01903 770095  
rustington@glyn-jones.com

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Situated on a full residential site just a mile from the heart of Rustington village, this well-positioned single unit park home presents a fantastic opportunity for those seeking a peaceful yet well-connected lifestyle. The property offers scope for improvement, making it ideal for buyers keen to add their own touch.

Step inside to discover a welcoming dual aspect lounge, bathed in natural light from both the south and west, creating a wonderfully inviting space for relaxation. The fitted kitchen provides practical storage and worktops, with room for a small dining table – perfect for morning coffee or informal meals. Two bedrooms offer comfortable accommodation, complemented by a well-appointed bathroom with w.c.

Gas central heating and double glazing ensure year-round comfort, while the absence of a forward chain helps simplify the buying process. Outside, a private driveway offers convenient off-road parking. The rear garden, enclosed with a low-level fence, has been re-designed in recent years for low maintenance, boasting a recently re-laid patio and a neat area of artificial lawn. There is also a useful metal shed for garden storage. To the front and one side, you'll find lawned areas, providing further usable green space.

This park home combines tranquillity, connectivity, and the potential to make it your own. Arrange a viewing today to experience the lifestyle on offer.

WITH OVER...



COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



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£79.950

The location is ideal for those seeking a village lifestyle with excellent transport links. Rustington's vibrant village centre—with its array of shops, cafes, and local amenities—is approximately a mile away.

For commuters, Angmering station (just 1.7 miles from the property) offers direct routes to London, while Rustington seafront is only 1.3 miles distant, perfect for seaside strolls. A bus stop just a few hundred yards away makes travelling locally both simple and convenient.



*“site just a mile from the  
heart of Rustington village”*

WITH  
OVER...



COMPANY  
REVIEWS

At an Average rating of

4.9/5 ★★★★★



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