





14 Harbour Reach Littlehampton Marina, Ferry Road,

£275,000

- 40ft x 20ft Brand New 'Omar Image' Park Home Situated on Stunning New Development
- Luxurious Fixtures & Fittings Throughout Unit
- 18'8 x 12'3 Double Aspect Kitchen/Dining Area
- Adjacent to the River Arun
- Age Restricted to Residents Aged 45+
- Viewing Highly Recommended to Appreciate This Exclusive Location & Exceptional Build Quality
- Rare Opportunity to Purchase on a Fully Residential Site in a Riverside Location
- Lounge with Patio Doors Opening on to The Veranda Enjoying Direct River Views

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14 Harbour Reach Littlehampton Marina, Ferry Road, BN17 5DS

This brand new 40ft x 20ft 'Omar Image' park home offers a rare opportunity to purchase a beautifully crafted residence within a stunning new riverside development, adjacent to the serene River Arun. Set on a fully residential site—an increasingly rare find in such a picturesque location—this luxurious home is finished to an exceptional standard, featuring high-end fixtures and fittings throughout.

The property includes a bright and spacious lounge with patio doors that open directly onto a private veranda, creating a perfect spot to relax and enjoy the tranquil surroundings. The generously proportioned kitchen/diner measures 18'8 x 12'3 and benefits from a double aspect, making it ideal for both entertaining and everyday living. The master suite offers a true retreat, complete with a dedicated dressing area and a stylish ensuite shower room.

Exclusively available to purchasers aged 45 and over, this home is ideal for those seeking a peaceful, high-quality lifestyle in a unique riverside setting. Viewing is highly recommended to fully appreciate the build quality, location, and lifestyle on offer.

2 2 1

Council Tax Band: A

Tenure: Leasehold





LOUNGE
18'8 x 10'97
Contemporary electric fire suite, recessed shelves to either side of the fire with feature wallboard. Double doors providing access to the private veranda.

KITCHEN/DINER
18'8 x 12'3
Double aspect with space for dining. Semi-enclosed entrance with boot seat and coat hooks, contemporary fitted kitchen with Integrated fridge-freezer, dishwasher and washing machine. Electric oven and hob with chimney extractor hood

BEDROOM ONE
13'11 x 8'69
Feature wallboard to the master bedroom behind the bed, dressing area with two fitted double wardrobes leading onto en-suite which benefits from quadrant shower cubicle.

EN-SUITE
5'43 x 6'09
Contemporary white sanitaryware & quadrant shower cubicle.

BEDROOM TWO
9'11 x 9'05

BATHROOM
5'60 x 6'41
Contemporary white sanitaryware

SHED-
A 7ft x 7ft garden shed, complete with base, is included in the purchase price

LICENCE
Sold with a site licence that runs until 30th June 2096

LICENCE FEE
£3,250 pa (one annual payment)
Alternative payment plans available.

COUNCIL TAX
We believe the banding once allocated to be Band - A

AGE RESTRICTION
Occupiers will need to be over the age of 45 to purchase & live in Harbour Reach

OMAR-
Omar is a leading park home manufacturer, having built residential park homes and luxury lodges for over 50 years. With thousands of satisfied customers across the UK, Omar knows exactly what is required to make your dream home or luxury lodge become a reality.

FLOOR PLAN
Please note that the floor plan is for illustrative purposes only and the layout may differ slightly from the actual property.

Internet
The site benefits from high speed, fibre broadband – high speed



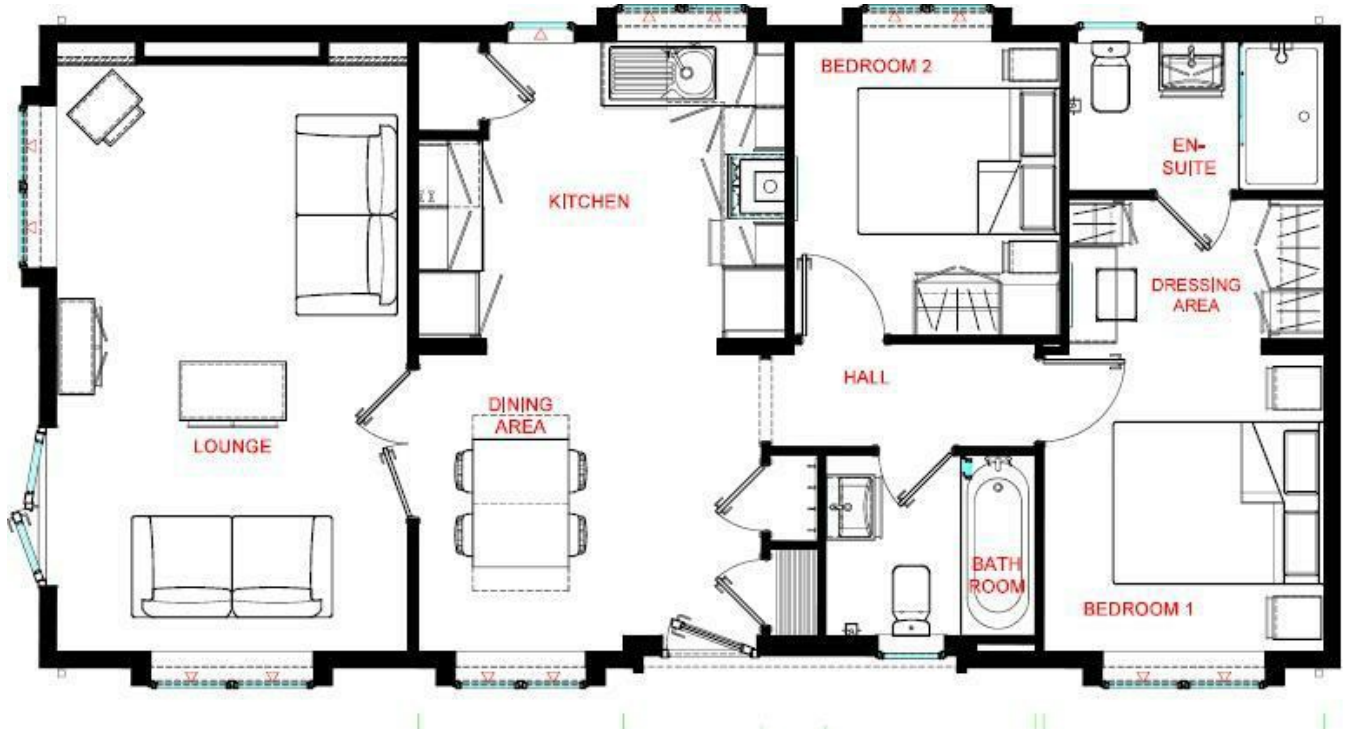


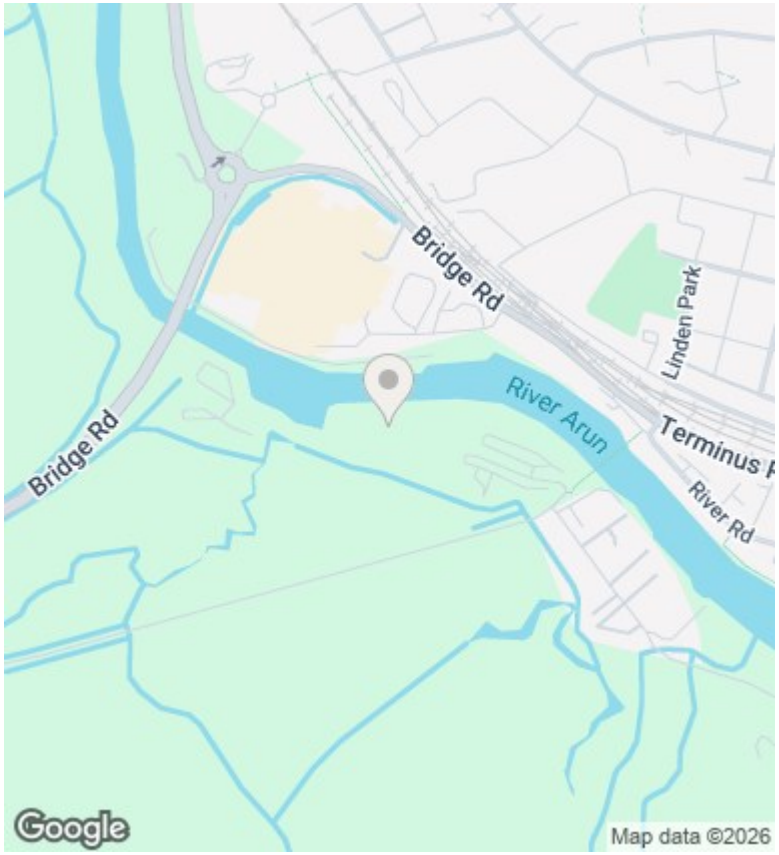












Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restuarants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

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.

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