



## The Broadway, Lancing

Offers Over  
£180,000  
Freehold

- One Bedroom Park Home
- Beautifully Presented
- Well Insulated
- Open Plan Lounge/Diner/Kitchen
- Newly Refurbished To A High Standard Throughout
- Modern Fitted Kitchen & Bathroom
- Vendor Suited
- Potential To Add Extension To The Rear

Robert Luff & Co are delighted to welcome to the market this wonderfully presented, newly refurbished park home for sale on the popular Broadway Park. This cozy home offers a warm and bright open plan lounge, dining and kitchen room which has been lovingly refurbished to the highest standard, there is also a good size bedroom and a modern shower room. Outside offers a private and secluded garden which is well manicured and will flourish when spring is upon us. This property is for the over 50s only. Call now to arrange your viewing

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## Accommodation

**Front Door**  
leading to:

### Lounge/Diner/Kitchen

Modern Fitted kitchen, carpet to lounge area with vinyl to kitchen floor, triple aspect double glazed windows, radiator

### Bathroom

Modern fitted walk in shower, low level flush w/c, wash hand basin, heated towel rail

### Bedroom

Carpet, patio doors to garden, radiator

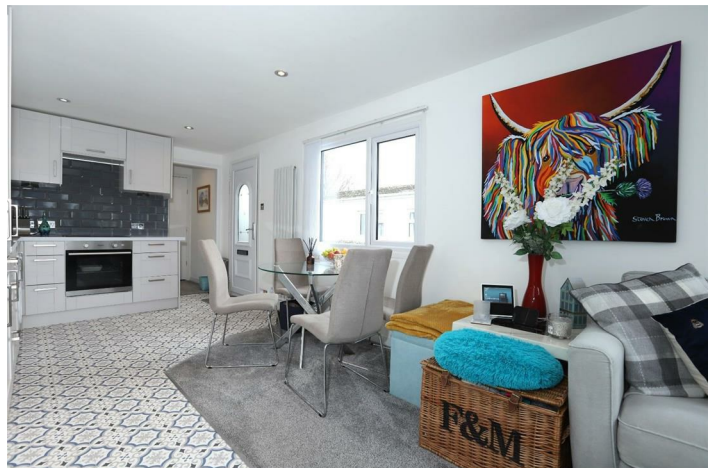
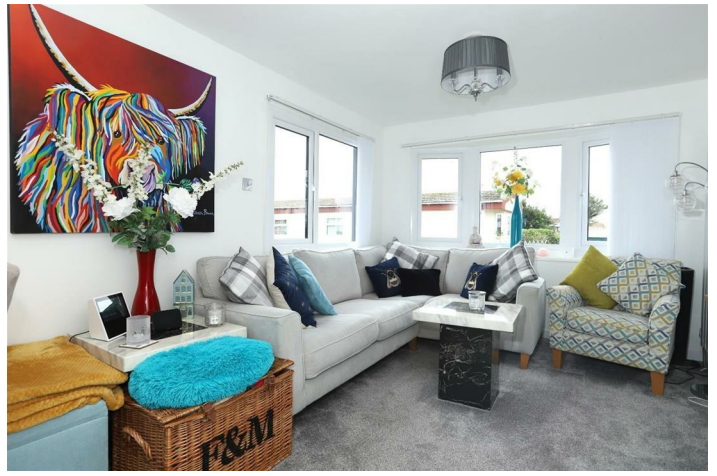
### Outside

### Gardens

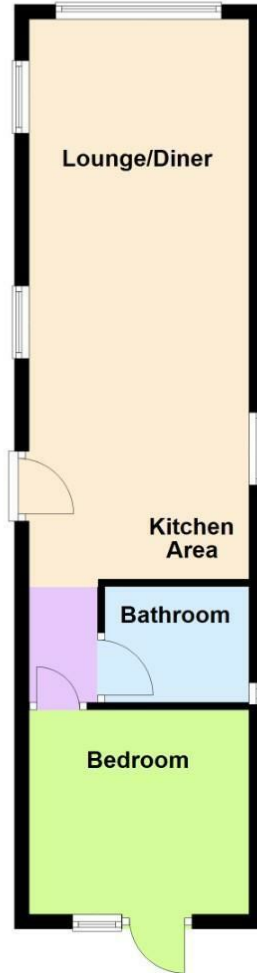
Wrap around gardens mainly laid to lawn with seating areas enclosed by fencing


### Outgoings


Pitch fees of £182.68 Per month



## Floor Plan



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.