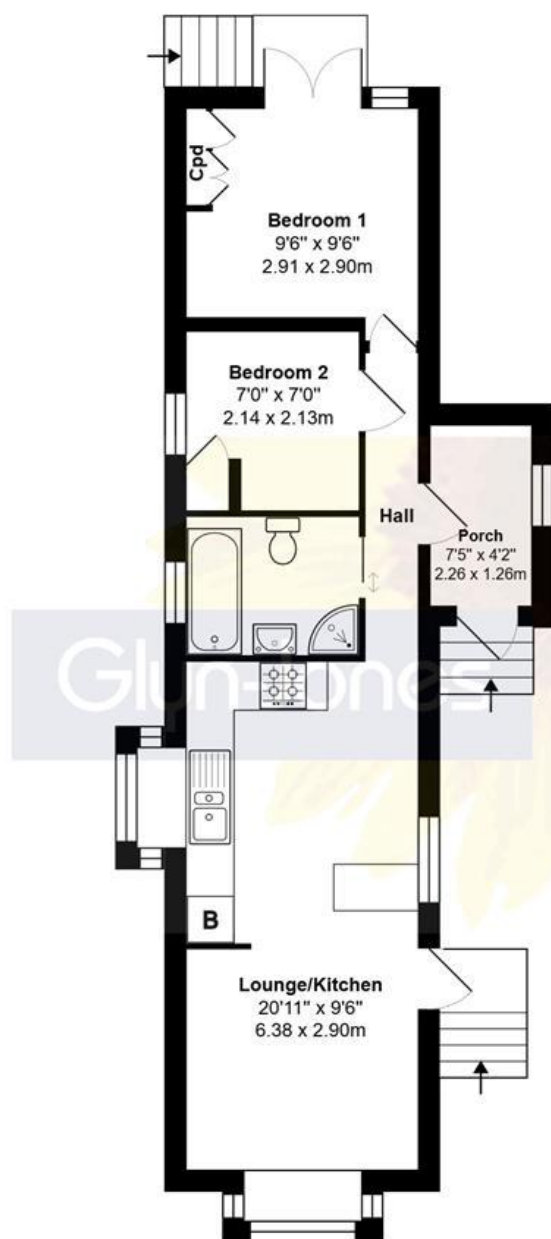


**45 Kingsmead, Thornlea Park,
Littlehampton, BN17 7QS
£110,000 – Licensed**



Total Area: 469 ft² ... 43.5 m²

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 2026



Glyn-Jones and Company are pleased to present this well-appointed park home, situated within a highly regarded fully residential development.

The accommodation comprises an entrance porch leading into a central hallway, and an open-plan, triple-aspect living area incorporating a fitted kitchen with breakfast bar. There are two bedrooms, with the principal bedroom featuring double doors opening onto a raised veranda that overlooks the rear garden, with steps providing direct access. The property is further complemented by a bathroom with a separate shower. In our opinion, the home is presented in excellent decorative order throughout, having undergone extensive modernisation. Additional benefits include double glazing and a 'Hive' central heating system.

Externally, the property enjoys attractive gardens surrounding all sides, laid partially to lawn and patio. A block-paved driveway to the side provides convenient off-road parking.

The property is offered with no forward chain.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

Glyn-Jones

Littlehampton Office
01903 739000
www.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.

45 Kingsmead, Thornlea Park, Littlehampton, BN17 7QS

£110,000 – Licensed



Kingsmead is situated within Thornlea Court, a gated full residential park home site on the outskirts of Littlehampton. The town centre, with its range of shops, banks and eateries can be found within 1.5 miles from the property and is easily accessible by car or bus, with the bus stop located just to the front of the park.

Thornlea Court is an aged restricted park, whose residents must be aged 50 or over.

Agents Note: Pets are permitted, but limited to no more than one dog and/or one cat.



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 committed to the purchase of a park home.

Park Information Occupancy: Full 12 Months
Age Restriction: 50 Plus

Pitch Fee: £222.50 per month
Council Tax Band: A

