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## Description

Robert Luff & Co are delighted to present this spacious PARK HOME located on the ever popular Willowbrook Park in South Lancing. The village centre and mainline railway station are within 0.7 mile radius and Lancing beach is within a few hundred yards. The 700 bus service passes along Brighton Road, providing easy access to Shoreham, Brighton, Worthing and beyond. The generous accommodation comprises: Entrance hall, L-shaped lounge/diner, fitted kitchen, utility room, primary bedroom with walk in wardrobe and en-suite shower room, further double bedroom and bathroom. Outside, there is an attractive garden space, brick built storage shed with power & light and a long driveway space for three vehicles. VIEWING ESSENTIAL!!

## Key Features

- Spacious Park Home For The Over 50's
- En-Suite Shower Room
- Private Rear Garden
- Council Tax Band - A
- Two Good-Sized Bedrooms
- L-Shaped Lounge/Diner
- Ample Off-Road Parking
- EPC Rating - N/A



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#### **Entrance hallway**

Double glazed window and door to side road. Dado rail. Storage cupboard.

#### **Lounge/Diner**

**5.99m x 4.80m (19'8 x 15'9)**

'L' shaped lounge/diner. Dual aspect double glazed windows to front and side aspect. Wall lights. Feature fireplace.

#### **Kitchen**

**2.92m x 2.84m (9'7 x 9'4)**

double glazed window to side. Fitted wall and base units. Work surfaces incorporating a stainless steel one and a half bowl sink unit with drainer. Electric oven. electric hob with overhead extractor. Part tiled walls. Serving hatch. Radiator.

#### **Utility Room**

double glazed door to side. Base level units. Worksurfaces. Space & plumbing for washing machine. Radiator. Cupboard housing wall mounted combi boiler. New combi Worcester boiler fitted November 24

#### **Bedroom**

**3.48m x 2.92m (11'5 x 9'7)**

Double glazed window to side. Radiator. Built in wardrobe and drawers.

#### **Bedroom**

**3.00m x 2.92m (9'10 x 9'7)**

Double glazed window to side.; Radiator. Wall lights. Walk-in wardrobe with hanging rails and light.

#### **En-Suite**

Frosted double glazed window to rear. Fitted shower enclosure. Low level flush WC. Pedestal wash hand basin. Radiator. Extractor fan. Shaver point.

#### **Bathroom**

Frosted double glazed window to side. radiator. panel enclosed bath with wall mounted shower above. Extractor fan. Low level flush WC. Wash hand basin set in a vanity unit.

#### **Outside**

#### **Rear Garden**

Private fence enclosed rear garden with patio area, lawn area, flower beds, various plants, shrubs and tree. Two side entrances.

#### **Outhouse**

**2.84m x 2.24m (9'4 x 7'4)**

Brick built outhouse with power and light.

#### **Driveway**

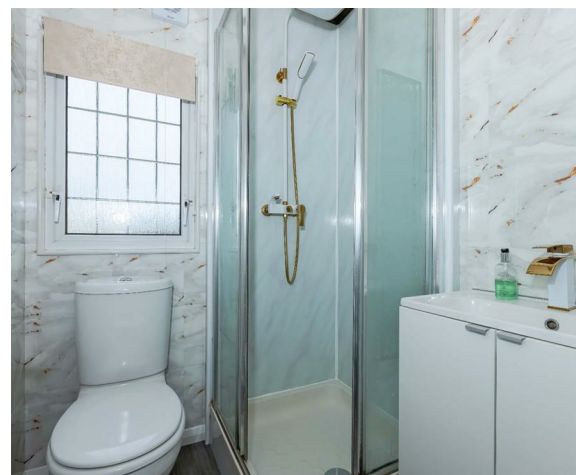
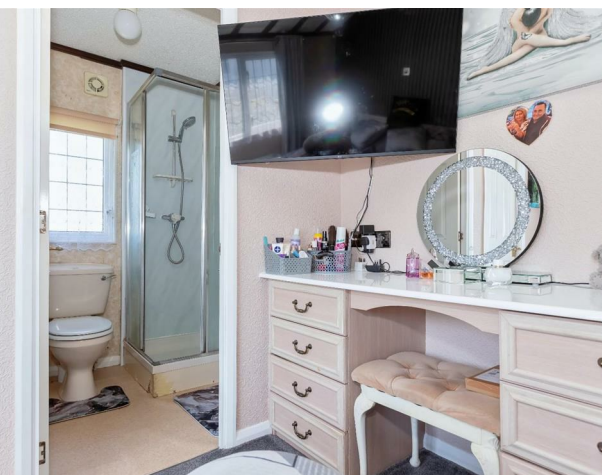
Car hard standing driveway providing ample parking.

#### **Agent Notes**

Pitch fees £199.79 PM

Council Tax Band A

Park home dated - Feb 1999







## Floor Plan Willowbrook Park



Total area: approx. 73.1 sq. metres (786.6 sq. feet)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (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>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (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>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <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.



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