

Total Area: 602 ft² ... 56.0 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 Jtm 2022

NOTE –
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 carpet and furnishings. Buyers are advised that we use a specialist third-party service to verify your identity in accordance with HMRC guidelines. The cost of these checks are £48 including VAT for a single purchaser and £60 including VAT for two or more buyers in total, which must be paid in advance when an offer is agreed and prior to a sales memorandum being issued. This fee is non-refundable. Glyn-Jones and Company may from time to time receive referral fees from businesses we recommend, including for financial services advise) and conveyancing, these fees may range from £50 to a maximum of £200 plus VAT.

Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

14 Kingsmead, Thornlea Court, Littlehampton, BN17 7QS
£160,000 - Licensed



Located within the popular Thornlea Park development, this fully updated double-unit park home offers comfortable, low-maintenance living in a peaceful setting.

The accommodation includes a well-proportioned lounge and dining space filled with natural light, alongside a modern fitted kitchen with a clean, contemporary finish. There are two goodsized double bedrooms, and a bathroom fitted with a bath and overhead shower. The home is equipped with double glazing and electric heating, providing practical, year-round comfort.

Positioned on a generous corner plot, the property enjoys a wraparound garden with a mix of patio and lawn areas, ideal for outdoor relaxation. There is also a storage shed and off-road parking via a private driveway.

The coastal town of Littlehampton is just a short drive away, offering access to the seafront, while the historic centre of Arundel provides a range of shops, eateries, and scenic walks. This home is set within a gated development exclusively for residents aged 50 and over, making Littlehampton Office it an appealing option for those seeking a quieter lifestyle.

WITH OVER... 500 COMPANY REVIEWS At an Average rating of 4.9/5

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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.

Maintenance Fee: £260 Per Calander Month

Ground Rent: TBC

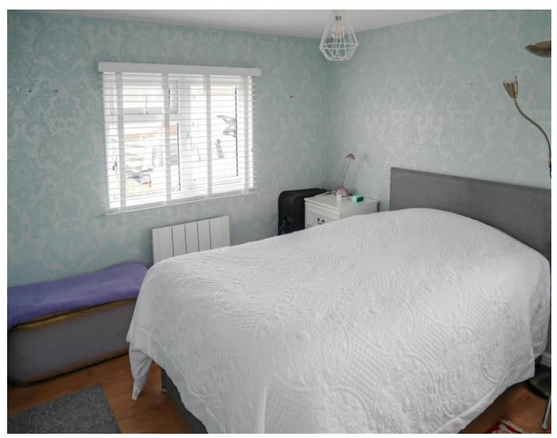
Council Tax Band: A

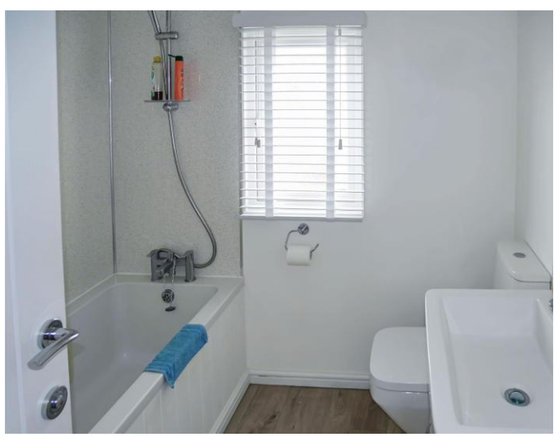
Kingsmead is situated within Thornlea Court, a gated full residential park home site on the outskirts of Littlehampton.

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.







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