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Description

Robert Luff & Co are delighted to present this incredibly spacious and very well presented PARK HOME, ideally located on the ever popular Broadway Park, a residential park for the over 50's situated between Shoreham town centre and Lancing village. Local shops are situated on The Broadway, including a deli, convenience store and fish & chip shop and the 700 bus service passes along Brighton Road offering easy access to Shoreham, Brighton, Worthing & beyond. The generous accommodation comprises: Entrance hall, L-shaped lounge/dining room, fitted kitchen, utility room, primary bedroom with fitted wardrobes and en-suite shower room, further double bedroom with fitted wardrobes and modern bathroom. Outside, there are low maintenance gardens with a lock up concrete shed and ample parking. VIEWING ESSENTIAL!!



Key Features

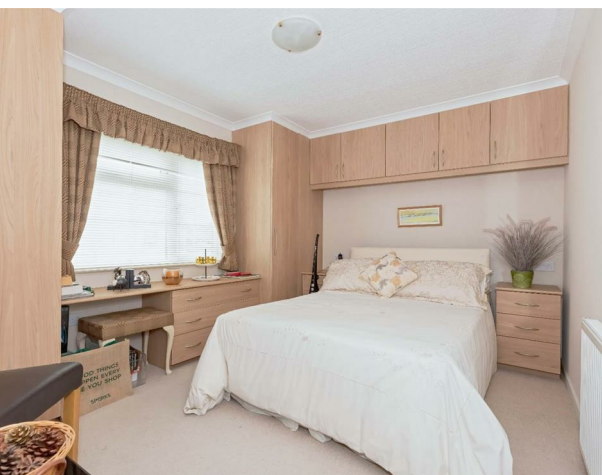
- Spacious Park Home For The Over 50's
- L Shaped Lounge/Diner
- Two Double Bedrooms With Built In Furniture
- Further Bathroom
- Low Maintenance Gardens
- Popular Park Close To Shops, Beach & Bus Services
- Fitted Kitchen & Separate Utility Room
- En-Suite Shower Room To Primary Bedroom
- Ample Parking
- Council Tax Band: A



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Entrance Hall

Double glazed front door, coving, loft access, downlighters, luxury vinyl flooring, two storage cupboards, radiator.

Lounge/Dining Room

6.91m x 3.35m narrowing to 3.10m into dining room (22'8" x 11' narrowing to 10'2" into dining room)

Dual aspect double glazed windows to front & side, coving, feature fireplace, wall light fittings, TV aerial point, three radiators, luxury vinyl flooring in dining section.

Kitchen

3.35m x 2.49m (11' x 8'2")

Double glazed window to side, coving, downlighters. Fitted kitchen comprising: Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating single drainer sink unit with mixer tap, double electric oven, gas hob and extractor hood, integrated fridge/freezer and dishwasher, tiled splash-backs.

Utility Room

2.49m x 1.60m (8'2" x 5'3")

Coving, double glazed door to side, downlighters, range of fitted wall & base level units, fitted roll edged worksurfaces incorporating single drainer sink unit with mixer tap, cupboard housing combination boiler, space & plumbing for washing machine.

Bedroom One

3.58m x 2.90m (11'9" x 9'6")

Double glazed window to side, built in furniture including wardrobes and dressing table, coving, radiator.

En-Suite

Coving, double glazed window to side. Suite comprising: Shower enclosure with wall mounted shower, vanity combi unit with inset wash hand basin and WC, shaver point, tiled splash-backs, extractor fan.

Bedroom Two

3.58m x 2.90m (11'9" x 9'6")

Double glazed window to side, built in furniture including wardrobes & dressing table, coving, radiator.

Bathroom

Double glazed window to side, coving. Fitted suite comprising: Panel enclosed bath with hand grips & mixer tap with shower attachment, pedestal wash hand basin, close coupled WC, tiled splash-backs, extractor fan, radiator.

Outside

Rear Garden

Patio, lawn, flower bed, outside tap and power point.

Parking

Hardstand.

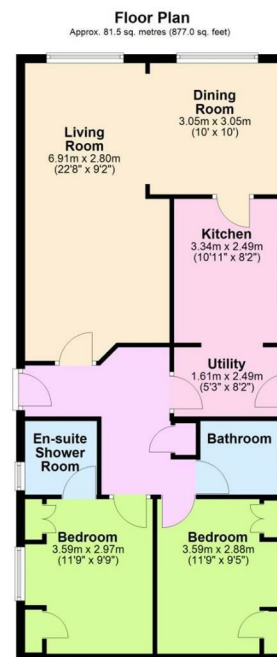
Park Rules & Outgoings

All residential park homes have the benefit of a Written Statement under The Mobile Homes Act 2013 (previously The Mobile Homes Act 1983 as amended by the Housing Act 2004). A specimen copy of this agreement is available on request. The agreement contains Park Rules to ensure the good management of the park.

Pitch Fees: £255.67 Due on the first day of each month at the park office or by Direct Debit/Standing Order. Reviewed on 1st January each year.



Floor Plan The Broadway



Total area: approx. 81.5 sq. metres (877.0 sq. feet)

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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
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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