



2



1



2





Key Features

- Beautifully Presented Holiday Home
- Two Well Proportioned Bedrooms
- Good-sized Kitchen/Diner
- Dual Aspect Lounge
- Spacious Decked Terrace
- Private Garden
- Gas Central Heating
- Allocated Parking

Robert Luff & Co are delighted to introduce this beautifully presented two-bedroom park home, perfectly positioned within the stunning South Downs National Park and only a short drive from the vibrant city of Brighton & Hove. Immaculately maintained throughout, the accommodation offers a welcoming lounge, a stylish contemporary kitchen/diner, a spacious main bedroom complete with en-suite WC and fitted wardrobe, a further bedroom, and a modern main shower room.

A standout feature is the impressive wrap-around balcony, providing the ideal spot to relax and enjoy the tranquil surroundings.

A truly exceptional home in an enviable location - early viewing is strongly recommended.

Kitchen/Diner

3.62 x 2.96 (11'10" x 9'8")

Lounge

3.62 x 3.16 (11'10" x 10'4")

Bedroom One

2.52 x 2.00 (8'3" x 6'6")

En-Suite WC

Bedroom Two

2.55 x 1.62 (8'4" x 5'3")

Bathroom

Decked Terrace

Private Rear Garden

Fees & Park Rules

Fees & Park Rules - Pitch Fee £2,340 per 6 months with water included

Gas & Electricity - Pay for what you use

No council tax payable

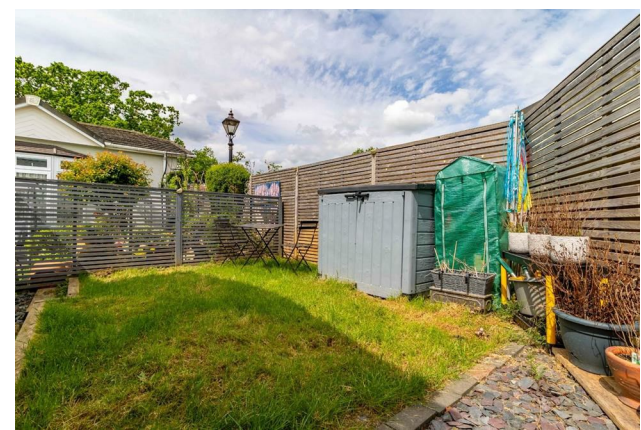
No children



robertluff.co.uk

3-7 South Street, Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co

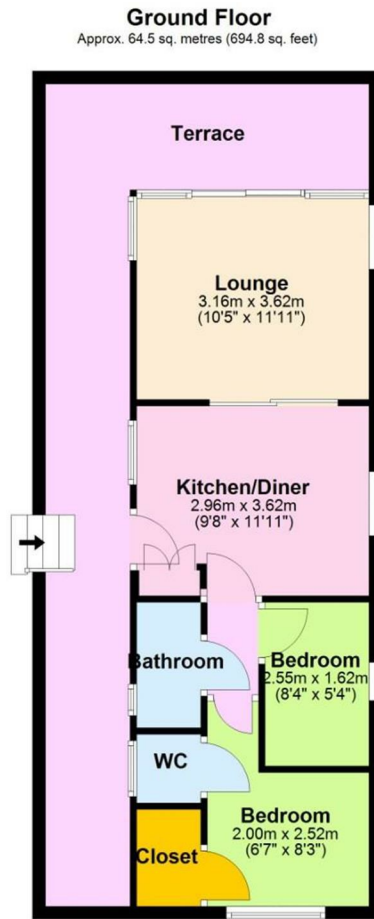


robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co

Floor Plan Bramlands Lane



Total area: approx. 64.5 sq. metres (694.8 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(13-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.

robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE

01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co