

Total Area: 862 ft² ... 80.1 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 2024

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 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.

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At an Average rating of 4.9/5

Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

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30 Aldingbourne Park, Hook Lane
Aldingbourne, West Sussex PO20 3YR

£140,000 - Leasehold



Glyn-Jones and Company are delighted to offer for sale this bright and spacious double unit park home which has been well maintained by the current owners and in our opinion, can be found in good decorative order throughout.

The accommodation comprises; an entrance hall with a double sliding door cloaks cupboard, a fitted kitchen size kitchen with built in eye level oven and gas hob, an L-shaped dual aspect lounge/diner with vaulted ceilings, a modern shower room and two double bedrooms with the master benefiting from an en-suite shower room.

Outside the property benefits from well maintained gardens which are laid to lawn with patio areas and a shed. The property also has a driveway to the side.

Features to note are the benefit of gas fired central heating, double glazing and external insulation.

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£140,000 - Leasehold







Leasehold Information

Tenure: We understand that the property has indefinite licence, as stated in the Written Statement.
Pitch: £430 per month (approx.) inclusive of water rates, estate lighting and maintenance.
Council Tax Band - A

We recommend you have this verified by your legal representative at your earliest convenience.

Aldingbourne Park is a small fully residential park home site, situated in a semi-rural position, approximately 3.75 miles north of Bognor Regis town centre which boasts a comprehensive range of facilities, seafront and mainline station. A retail park with stores such as Tesco, B & Q, Sainsbury's, Matalan and food outlets can be found within approximately 3 miles.

The Cathedral City of Chichester can be found in approximately 3 miles, with its excellent high street shopping including restaurants, cafes and bars.







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