molica franklin







Harbour Reach, Littlehampton Marina Ferry Road, Littlehampton, West Sussex, BN17 5DS

£265,000

- 36ft x 20ft Brand New 'Omar Newmarket' Park Home with Direct River Views
- Veranda with Far Reaching Direct River Views
- Double Aspect 20'5 x 18'8 Contemporary Open Plan Kitchen/Diner/Lounge
- Situated on Stunning New Development Adjacent to the River Arun
- Luxurious Fixtures & Fittings Throughout Unit
- Viewing Highly Recommended to Appreciate This Exclusive Location & Exceptional Build Quality
- Rare Opportunity to Purchase on a Fully Residential Site in a Riverside Location
- Age Restricted to Residents Aged 45+

69 High Street, Littlehampton, West Sussex, BN17 5EJ
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Luxury Riverside Park Home – Omar Newmarket 36’ x 20’
Brand New | Direct River Views | Fully Residential | Over 45s
Discover tranquil riverside living in this stunning brand-new Omar Newmarket park home, perfectly positioned within an exclusive new development on the banks of the River Arun.
This beautifully designed, fully residential home offers breathtaking, uninterrupted river views from its private veranda—an idyllic setting for relaxing or entertaining.
Step inside to a spacious double-aspect open-plan kitchen, dining, and living area (20’5 x 18’8), featuring a stylish central island and high-spec contemporary finishes throughout. The home is designed for comfort and elegance, with luxury fixtures and fittings in every room.
The generous master suite includes a dressing area and a private ensuite shower room, creating a peaceful sanctuary within your home.
Viewings are highly recommended to appreciate the premium setting and craftsmanship of this exceptional home. Don’t miss this rare opportunity for riverside living in a peaceful, age-restricted community.

2 2 1

Council Tax Band: A

Tenure: Leasehold





OPEN PLAN KITCHEN/LOUNGE/DINER

18'87 x 20'56
Integrated fridge-freezer, washing machine and dishwasher, light Grey 'Sirius' style kitchen units, electric eye-level single oven with 4 burner gas hob with stainless steel splashback plus chimney extractor fan. USB charging point,
Lounge area benefits from built-in cabinetry with high level TV point for customers own TV & comes with 2 x 3-seater sofas with scatter cushions

BEDROOM ONE

13'18 x 8'23
Wall mounted headboard with co-ordinate bed runner and scatter cushions. Walk-through dressing area to master bedroom.

ENSUITE

5'43 x 6'09
Quadrant shower cubicle and combi shower & chrome towel radiator.

BEDROOM TWO

9'11 x 8'04
Wall mounted headboard with co-ordinate bed runner and scatter cushions.

BATHROOM

5'90 x 6'53
Chrome towel radiator.

LICENCE

Sold with a site licence that runs until 30th June 2096

LICENCE FEE

£3,250 (one annual payment)
Alternative payment plans available.

AGE RESTRICTION

Occupiers will need to be over the age of 45 to purchase & live in Harbour Reach

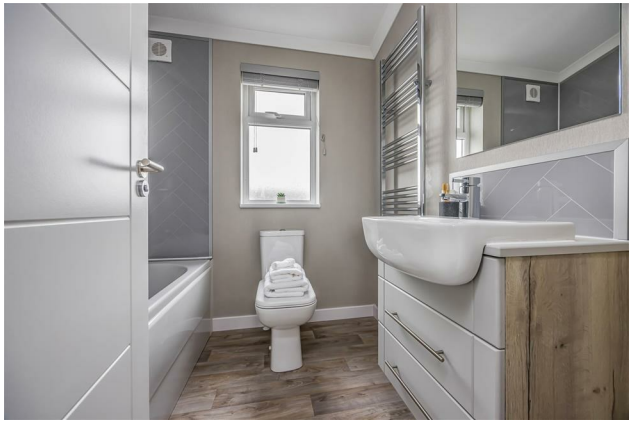
COUNCIL TAX

We believe the banding once allocated to be Band - A

OMAR

Omar is a leading park home manufacturer, having built residential park homes and luxury lodges for over 50 years. With thousands of satisfied customers across the UK, Omar knows exactly what is required to make your dream home or luxury lodge become a reality.





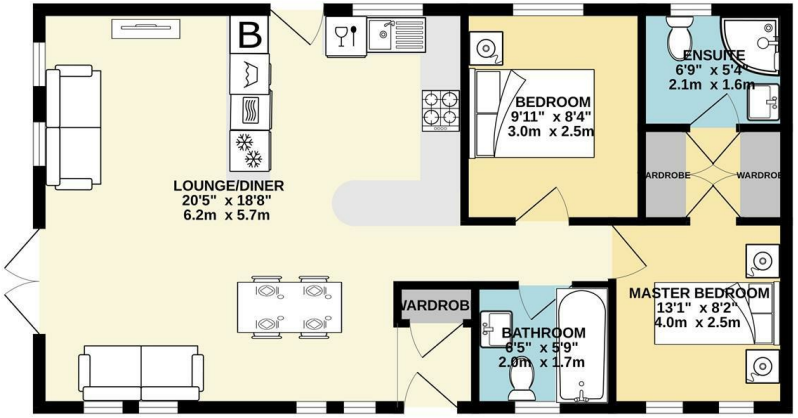






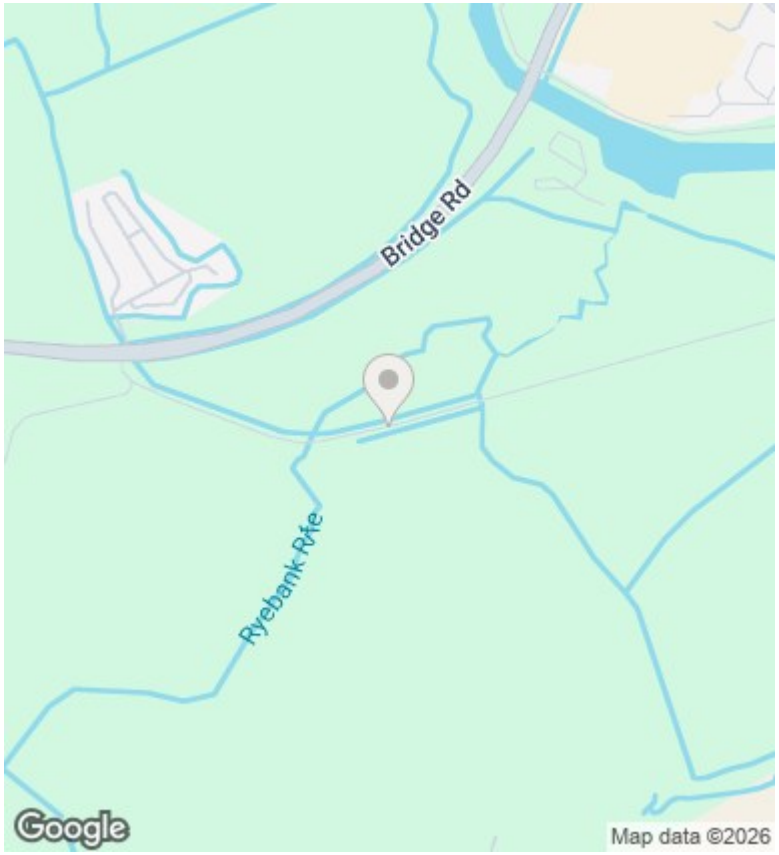


GROUND FLOOR



TWO BEDROOM PARK HOME

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restuarants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.

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