Robert Luff & Co

The Broadway, Lancing

Leasehold - £85,000

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Description

Robert Luff & Co are delighted to present this two bedroom Park Home, requiring complete modernisation, located on the popular Broadway Park for the over 50's. Local shops and bus services are close by and Widewater Nature Reserve & beach are just a short walk away. The accommodation comprises: Entrance hall, living room, kitchen, two bedrooms & bathroom. NO ONWARD CHAIN.

Key Features

- Park Home For Over 50's
- Popular Broadway Park With Club House
- Outside Space
- Council Tax Band: A
- Requiring Complete Modernisation
- Two Bedrooms
- No Onward Chain
- EPC: Exempt

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Entrance Hall

Living Room
3.18m x 2.95m (10'5" x 9'8")

Kitchen
3.40m x 2.97m (11'2" x 9'9")

Bedroom
2.97m x 2.13m (9'9" x 7')

Bedroom Two
2.44m x 2.13m (8' x 7')

Bathroom
1.91m x 1.68m (6'3" x 5'6")

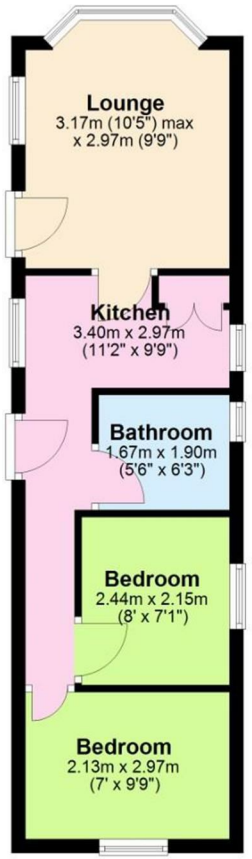
Pitch Fees & Park Rules

PARK OFFICE HOURS: Monday - Thursday, 9am - 1pm. Other times by appointment.
PITCH FEES: Due on the first day of each month at the park office or by Direct Debit/Standing Order. Reviewed on 1 January yearly. New homes currently £273 per month.
COUNCIL TAX: Band A.
WATER/SEWERAGE: Payable direct to supplier or to the Park Office (Plot Dependant).
GAS: Mains charged direct by supplier.
ELECTRICITY: Payable at the Park Office, or by monthly Direct Debit/Standing Order. Plot Dependant, Mains Electricity charged direct by supplier.
For a full list of rules, please contact Robert Luff & Co or visit: https://berkeleyparks.co.uk/park-category/south-east/broadway/
HOME INSURANCE: All homes must be insured.
PETS: One cat only per home.
REFUSE COLLECTION: Dust bins and garden waste are collected every Tuesday. Recycling Centre available on the park.

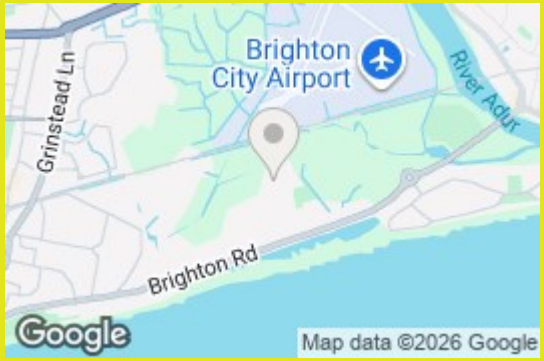
Floor Plan The Broadway

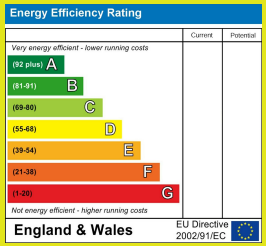
Ground Floor

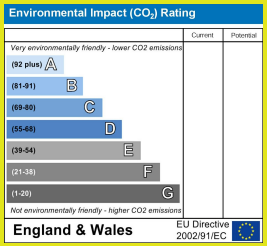
Approx. 34.2 sq. metres (368.5 sq. feet)



Total area: approx. 34.2 sq. metres (368.5 sq. feet)







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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