



Total Area: 382 ft² ... 35.5 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 1st Image 2026

Tenure: Permission to place a park home on a designated site is by written agreement, in accordance with the 1983 Act. The permitted length of the agreement can vary from site to site, and we therefore strongly recommend that you engage legal representation before committing to the purchase of a park home

Occupancy: Full 12 Months **Pitch Fee:** £420.08 monthly **Maintenance Charges:** £85.96 Monthly (to include water)

Age Restriction: 50 plus

Council Tax Band: A

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

WITH OVER...

At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Rustington Office
01903 770095
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**19 Orchard Park, Worthing Road,
Rustington, West Sussex, BN16 3PS**
£35,000



Situated on this popular full residential site within close proximity of Rustington village, this one bedroom single unit park home is offered for sale with the benefit on no onward chain.

The property offers scope for improvement, making it ideal for buyers to adapt to suit their needs. The accommodation features a double aspect lounge; kitchen/dining room fitted with a range of units; double bedroom and a wet room/w.c. Double glazed windows throughout enhance warmth and energy efficiency for year-round comfort.

With the added advantage of a dedicated parking space for one car, private gardens and no onward chain, this delightful park home is perfectly suited to those seeking a peaceful retreat with every convenience close at hand.

WITH OVER... **500** COMPANY REVIEWS

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The property is situated on the northern most outskirts of Rustington, approximately 1 mile from the village centre with its extensive range of independent shops, cafés and restaurants and 1.5 miles from the seafront

Access to the A259 is also conveniently close by, plus the renowned 700 bus route operates along the road. Notably, two mainline railway stations - Angmering & Littlehampton - can be found within an approximate 2-mile radius, both of which offer a regular service to London Victoria.



Offered for sale with the benefit of no ongoing chain



WITH OVER... **500**

COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



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