



HAMLIN SMITH

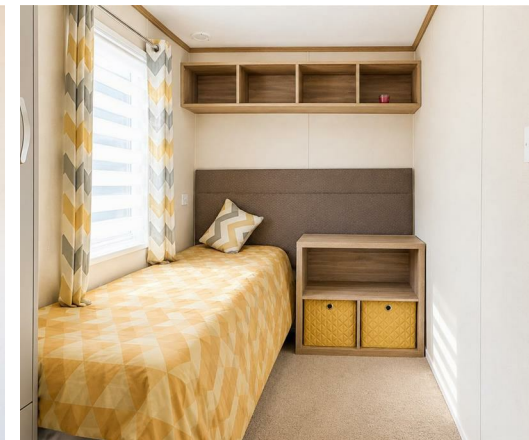
£95,000

# BRAMLANDS LANE, WOODMANCOTE

2 BEDROOMS  
1 RECEPTIONS  
2 BATHROOMS

Located at the foot of the South Downs sits this two-bedroom, two-bathroom static home, beautifully presented throughout and offering generous accommodation in excellent condition. The property benefits from a south-facing terrace, a private rear garden, and an enviable setting at the foot of the South Downs, close to Wickwoods Country Club, several renowned golf courses, and the well-served villages of Hurstpierpoint, Albourne, and Henfield.

- No Onward Chain
- 2-Bedroom Static Caravan available to occupy 12 months of the year
- Private Rear Garden & Terrace
- Desirable location near to Golf, Health Club & Restaurants
- Allocated Parking
- Gas Central Heating & Double-Glazed Windows
- Large Living Room with Storage
- Kitchen-Diner
- En-Suite Toilet & Sink, plus walk-in Wardrobe to Master Bedroom

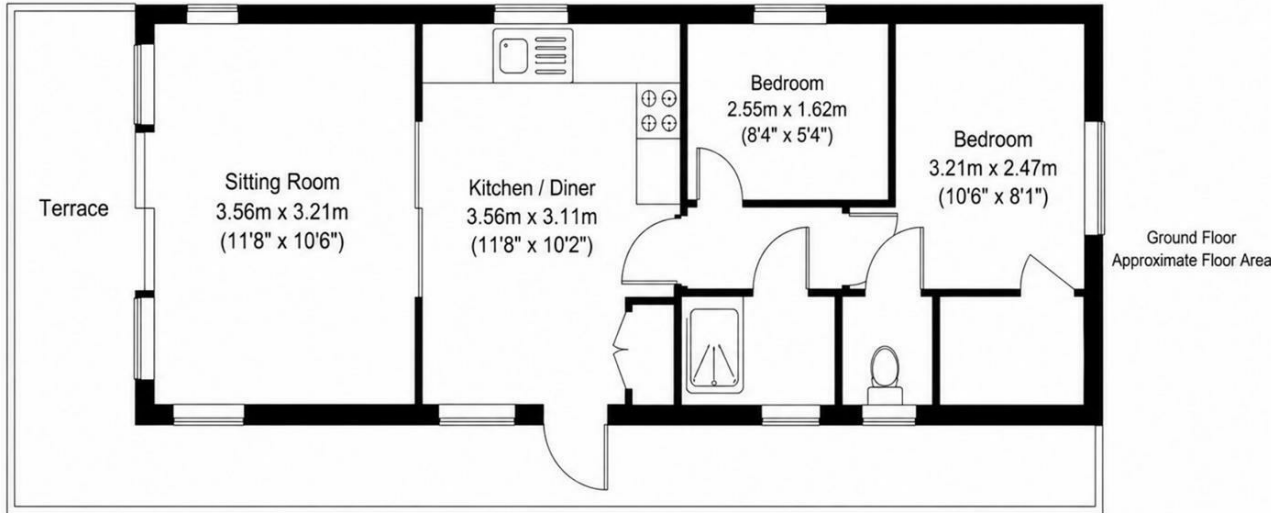






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Approximate Gross Internal Area = 41.81 sq m / 450.03 sq ft



Nestled within the stunning South Downs National Park, Downsview Park is an exclusive development of just 31 privately owned luxury holiday homes, offering a peaceful countryside retreat whilst remaining within easy reach of Brighton and the Sussex coast. Surrounded by rolling countryside, woodland and open farmland, Downsview Park provides a tranquil setting for those seeking a relaxed pace of life. The park is renowned for its quiet atmosphere and is particularly suited to the retired, semi-retired and those without dependent children.

The location is one of the park's greatest attractions. Brighton city centre and seafront are approximately 10 minutes away, whilst Wickwoods Country Club is just a five-minute drive, offering exceptional leisure, spa and dining facilities. Singing Hills Golf Course and the popular Ginger Fox pub are both nearby, with the sought-after villages of Henfield, Hurstpierpoint and Hassocks, approximately 10 and 15 minutes away, providing an excellent range of independent shops, cafés, restaurants and everyday amenities.

This beautifully presented detached two-bedroom park home is available exclusively to purchasers aged 50 and over. Finished to an excellent standard throughout, the well-planned accommodation features a modern fitted kitchen complete with a gas hob, integrated fridge and freezer, sink with drainer, space for a microwave and a dedicated dining area. The bright and spacious dual-aspect living room is flooded with natural light and benefits from sliding patio doors opening onto the raised terrace, creating a seamless connection between the indoor and outdoor living spaces.

The principal bedroom enjoys the luxury of a walk-in wardrobe and a contemporary WC with sink, while the second bedroom is opposite a stylish separate shower room with toilet and sink, making the layout ideal for visiting family and guests. Gas central heating and double glazing ensure year-round comfort and energy efficiency.

Externally, the property benefits from an extended veranda, perfect for relaxing or entertaining, leading to a private rear garden with ample space for a hot tub, potted plants or landscaped borders. An allocated parking space is conveniently situated immediately adjacent to the home. Offering the perfect combination of modern, low-maintenance living and an idyllic rural setting, this superb park home is ideal for those looking to downsize or secure a peaceful holiday retreat in one of Sussex's most desirable locations.



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