



## 1 Marina View, Littlehampton, BN17 5DS

£174,950

- Brand New Omar 36x20 Foot Holiday Lodge
- Site Licence Until 2057
- Adjoining Allocated Parking Space
- Site Open 52 Weeks Per Year
- Superb Plot With Direct River Views
- Stunning Open Plan Lounge/Kitchen/Dining Room
- Available Fully Furnished
- 2026–2027 Pitch Fee Offered Inclusively With This Purchase
- Wrap Around Veranda
- Offered With "Goldshield" 10 Year Structural Warranty

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\*2026–2027 Pitch Fee Offered Inclusively with this Purchase \* The Brand New Omar 36x20 Foot Holiday Lodge is a spacious and modern accommodation that offers a luxurious living experience. The lodge is set on an excellent plot with picturesque, direct views of the river, offering a peaceful and scenic setting. The lodge is located on a site with licence, extending until 2057, ensuring security and longevity for the property.

Stunning Open Plan Lounge/Kitchen/Dining Room: Inside, the lodge features a spacious open-plan living area, combining a comfortable lounge, modern kitchen, and dining space for a versatile and sociable layout. The lodge is available fully furnished, allowing for immediate occupancy with stylish, quality furnishings throughout. The property also boasts a wrap-around veranda, offering additional outdoor space and making the most of the surrounding views, ideal for relaxing or entertaining.

The lodge comes with a dedicated parking space next to the property, ensuring convenience and easy access. The property is offered with a comprehensive 10-year structural warranty under the "Goldshield" program, providing peace of mind regarding the quality and durability of the structure.

This lodge presents a wonderful opportunity for anyone looking for a luxury holiday home or a year-round retreat, offering both comfort and a beautiful location.



**OPEN PLAN**  
**LOUNGE/KITCHEN/DINING**  
18'11x17'01

**MASTER BEDROOM**  
11'11x9'01

**EN SUITE SHOWER ROOM**  
7'5x5'7

**BEDROOM TWO**  
8'11x8'9

**BATHROOM**  
6'6x6'1

**PITCH FEE**

To enhance the value of this sale, the 2026–2027 pitch fee is offered inclusively. (£3154.46 PER ANNUM)

Please note, this offer excludes the service charge, general rates and contribution towards security, these are payable from the day the purchaser moves in.

**LICENCE**

Site Licence Until 2057

**SERVICE CHARGE**

Service charge\* £2,100.00

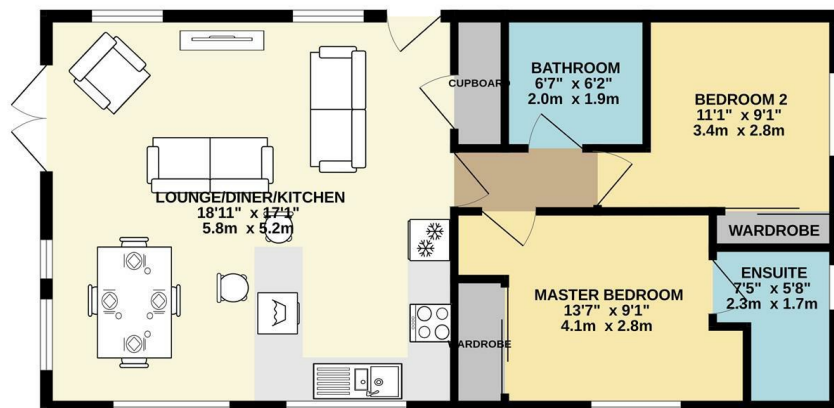
General rates\*\* £374.25

Contribution to site Security  
£250.00 pa towards an on site

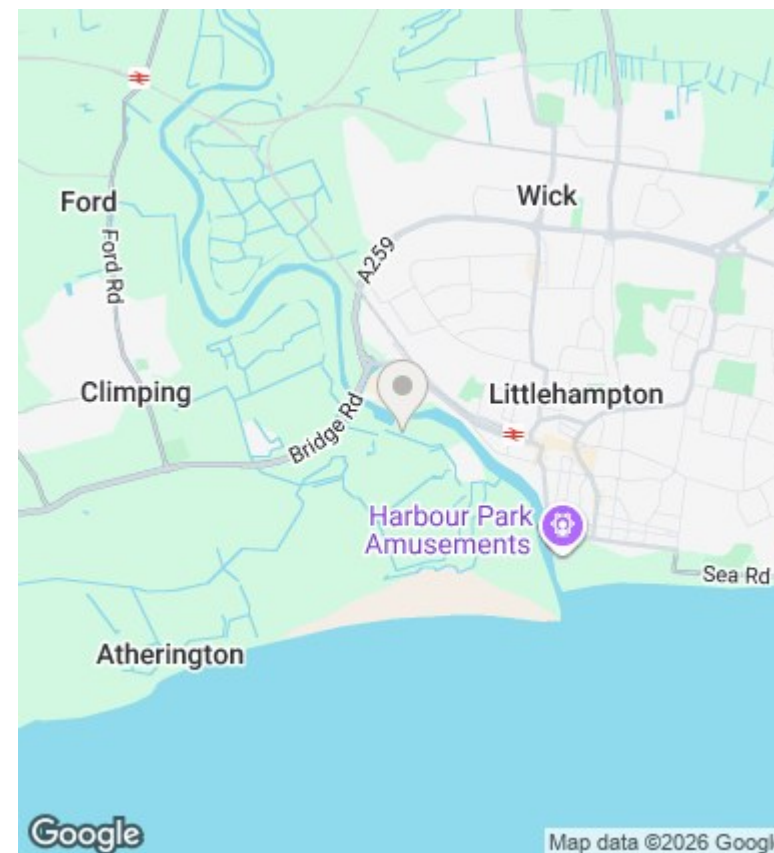
presence, 365 days a year, 6pm  
– 7:30am.



GROUND FLOOR  
666 sq.ft. (61.8 sq.m.) approx.



TWO BEDROOM PARK HOME  
TOTAL FLOOR AREA : 666 sq.ft. (61.8 sq.m.) approx.  
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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.