



35 Kingsmead Thornlea Park, Wick, Littlehampton, BN17 7QS

£60,000

- Single Unit Park Home
- License for Life
- Surrounding Gardens
- Exclusively for the over 50's
- Fully Residential Site
- 13'1 Lounge
- Two Bedrooms
- Unit in Need Of Full Modernisation
- Chain Free

35 Kingsmead Thornlea Park, Littlehampton BN17 7QS

Offered exclusively to the over 50's, this single-unit park home is situated on a fully residential site and presents an excellent opportunity for buyers looking to create a home tailored to their own tastes.

The property benefits from a License for Life and is offered chain free, providing a straightforward purchase. Internally, the accommodation comprises two bedrooms and a spacious 13'1 lounge, offering a good foundation for reconfiguration or refurbishment. The unit is in need of full modernisation, making it ideal for those seeking a project.

Externally, the park home is set within surrounding gardens, providing pleasant outdoor space to enjoy or further enhance. Residents & Visitors parking bays are also available.

A rare opportunity to acquire a residential park home with long-term security, ideal for buyers seeking a quieter lifestyle and the chance to add value through improvement. Early viewing is recommended.



Council Tax Band: A



LOUNGE

13'1 x 9'8

KITCHEN

9'8 x 8'6

BEDROOM ONE

9'8 x 9'3

BEDROOM TWO

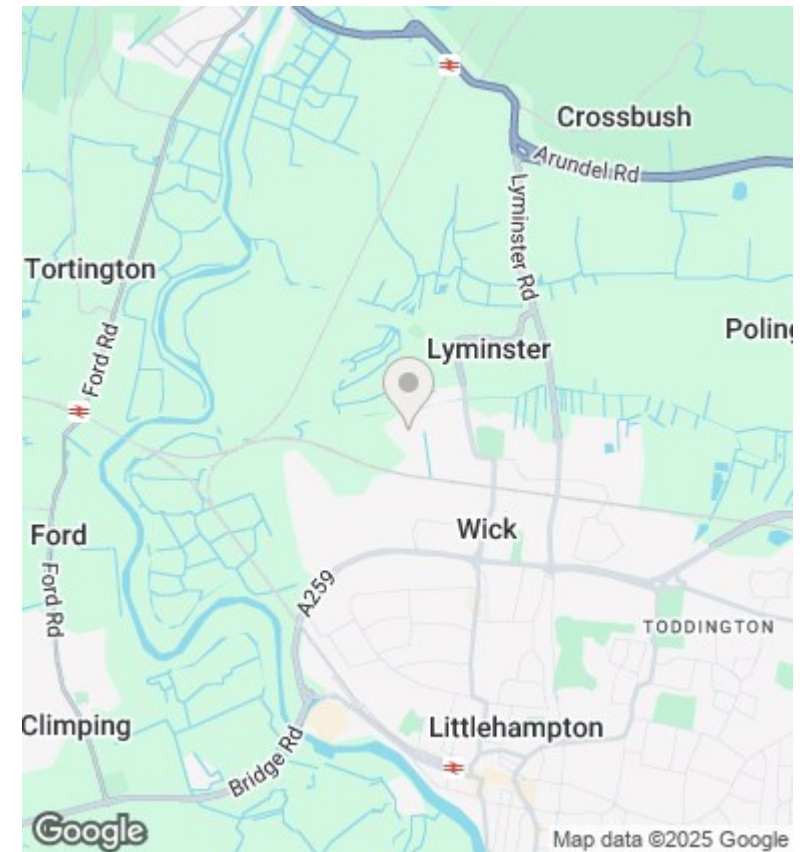
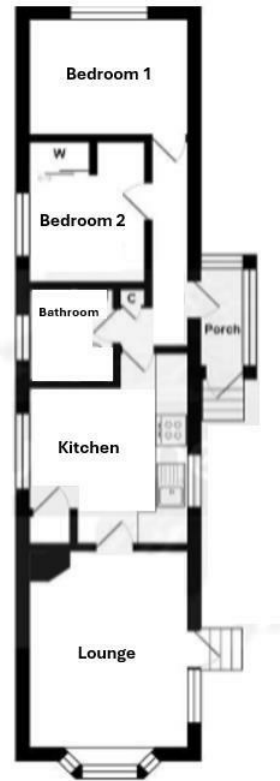
7'8 x 7'1

BATHROOM

7'1 x 5'2

PITCH FEE

£194.35 per calendar month



Directions

Viewings

Viewings by arrangement only. Call 01903 719333 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 