



## 17 Harbour Reach Littlehampton Marina, Ferry Road, Littlehampton, West Sussex, BN17 5DS

### £265,000

- 45ft x 20ft Brand New 'Omar Ikon' Park Home with Direct River Views
- Veranda with Far Reaching Direct River Views
- Age Restricted to Purchasers Aged 45+
- Situated on Stunning New Development Adjacent to the River Arun
- 13'38 x 18'83 Contemporary Open Plan Kitchen/Diner with Central Island
- Viewing Highly Recommended to Appreciate This Exclusive Location & Exceptional Build Quality
- Rare Opportunity to Purchase on a Fully Residential Site in a Riverside Location
- Luxurious Fixtures & Fittings Throughout Unit

Brand New Luxury Omar Ikon Park Home – Riverside Living at Its Finest

| 45ft x 20ft | 2 Bedrooms | Direct River Views | Exclusive Residential Development |

Welcome to your dream home on the water’s edge. This stunning brand new Omar Ikon park home offers an exceptional standard of modern luxury and a rare opportunity to own a riverside residence on a fully residential site adjacent to the picturesque River Arun.

Situated on an exclusive new development, this beautifully crafted park home boasts a prime location with uninterrupted, far-reaching views of the river – best enjoyed from your very own private veranda.

Inside, the home is finished to the highest specification, featuring luxurious fixtures and fittings throughout. At the heart of the home lies a stunning 13'38 x 18'83 open-plan kitchen and dining area, beautifully designed with contemporary finishes and a central island—ideal for entertaining guests or enjoying laid-back meals while taking in the view. Double doors lead seamlessly into a generous 18'82 x 11'46 triple-aspect lounge, flooded with natural light. From here, French doors open out onto the veranda, where you can unwind and take in the uninterrupted river views—the perfect blend of indoor comfort and outdoor serenity.

The accommodation includes two generous double bedrooms, each with fitted wardrobes. The master suite is a true sanctuary, offering a dedicated dressing area and a sleek en-suite shower room. This tranquil development is age-restricted to those 45 and over, offering a peaceful, community-oriented lifestyle in one of the most scenic riverfront settings in the region.



Council Tax Band: TBC

Tenure: Leasehold





### OPEN PLAN KITCHEN & DINING AREA

13'38 x 18'83

Contemporary fitted kitchen units and kitchen island with stools, Integrated fridge-freezer, washing machine and dishwasher. Eye-level double electric oven and hob with extractor hood, Modern dining table with chairs.

### LOUNGE

18'82 x 11'46

Feature wall-mounted fireplace, triple aspect allowing plenty of natural light and proving views onto the River Arun. Direct access to the veranda.

### BEDROOM ONE

10'78 x 9'20

Fitted wardrobes with mirrored sliding doors . En-suite shower room with double length shower tray

### ENSUITE SHOWER ROOM

6'1 x 7'36

### BEDROOM TWO

10'75 x 9'2

### BATHROOM

6'07 x 7'86

Three piece white suite, large soaking tub.

### LICENCE

Sold with a site licence that runs until 30th June 2096

### LICENCE FEE

£3,250 pa (one annual payment) Alternative payment plans available.

### AGE RESTRICTION

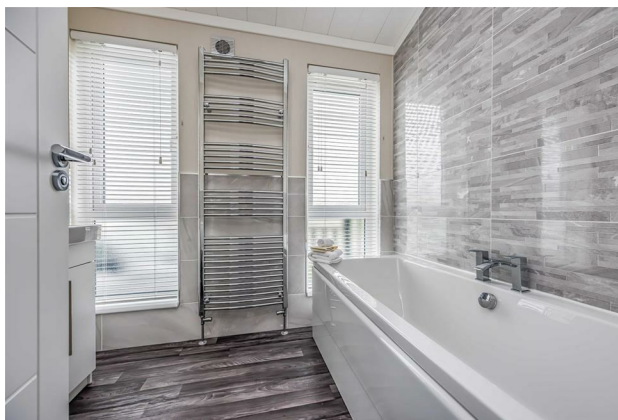
Occupiers will need to be over the age of 45 to purchase & live in Harbour Reach

### COUNCIL TAX

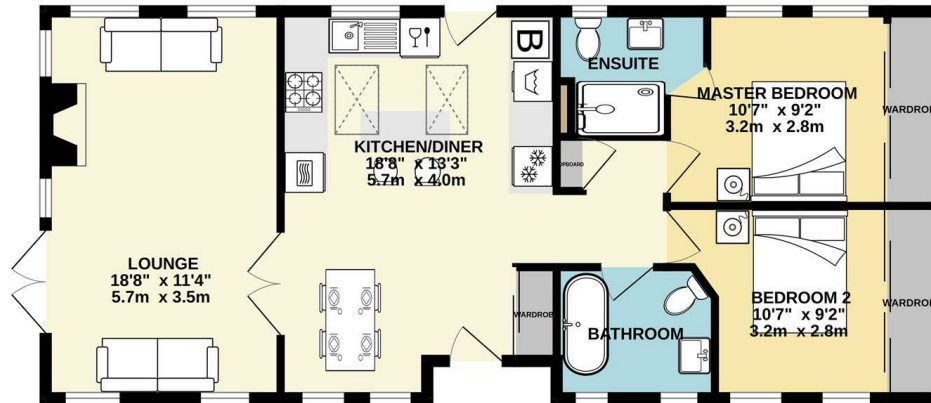
We believe the banding once allocated to be Band - A

### OMAR

Omar is a leading park home manufacturer, having built residential park homes and luxury lodges for over 50 years. With thousands of satisfied customers across the UK, Omar knows exactly what is required to make your dream home or luxury lodge become a reality.

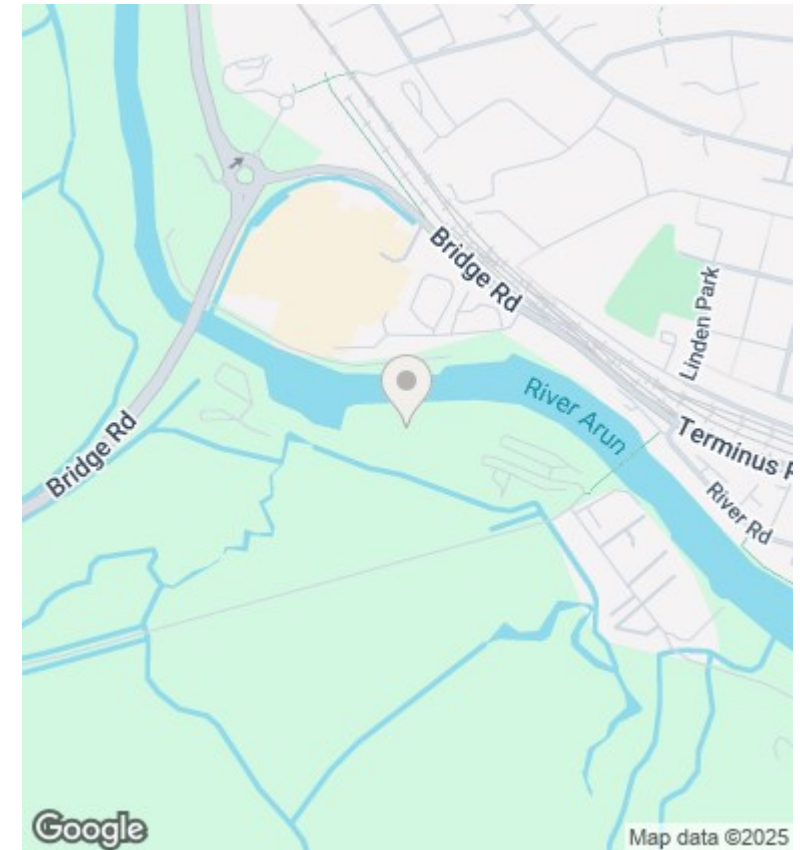


## GROUND FLOOR



TWO BEDROOM PARK HOME

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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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.

Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.