



1 Marina View Littlehampton, BN17 5DS

£249,950

- Brand New Omar 36x20 Foot Holiday Lodge
- Stunning Open Plan Lounge/Kitchen/Dining Room
- Available Fully Furnished
- Viewing Highly Recommended To Appreciate The Unit & Plot
- Superb Plot With Direct River Views
- Wrap Around Veranda
- Offered With "Goldshield" 10 Year Structural Warranty
- Site Licence Until 2057
- Adjoining Allocated Parking Space
- Site Open 52 Weeks Per Year

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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

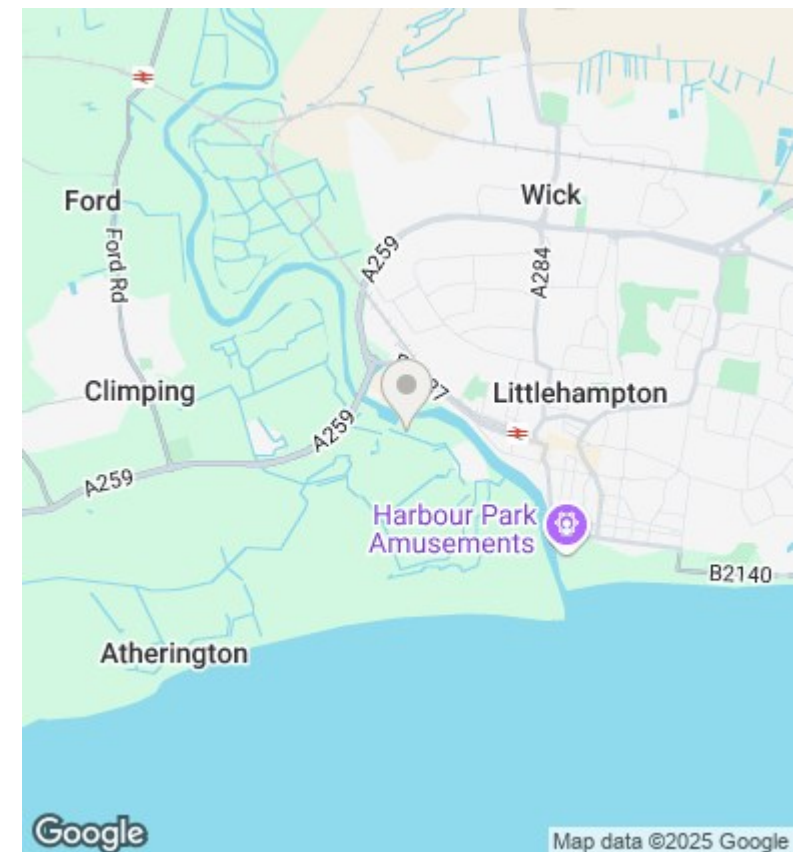
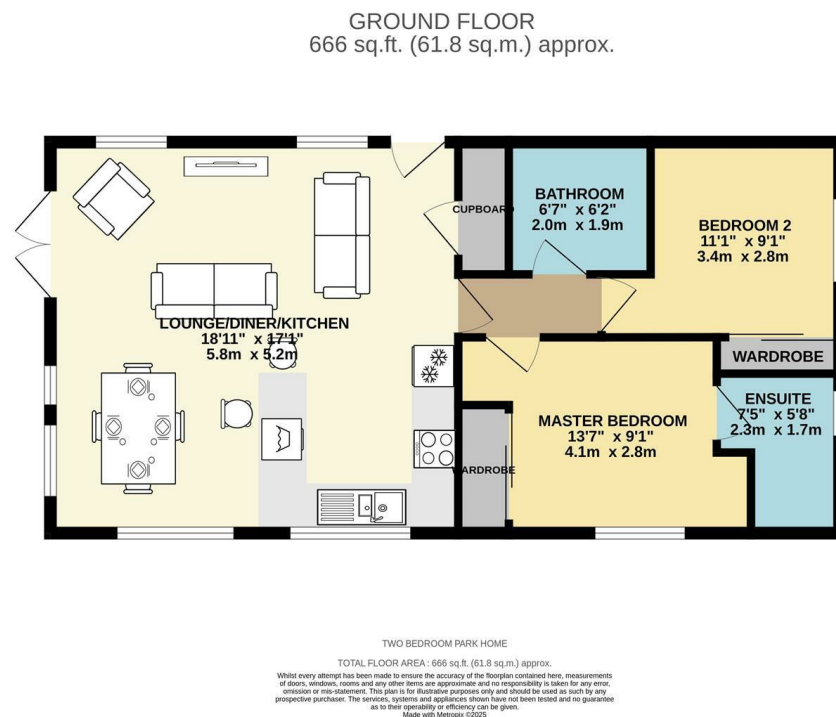
BATHROOM
6'6x6'1

LEASE
Site Licence Until 2057

SERVICE CHARGE
Service charge* £1950.00 pa
General rates** £145.00 pa
Contribution to site Security
£250.00 pa towards an on site
presence, 365 days a year, 6pm
– 7:30am.

PITCH FEES
£2,628.71 pa





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.

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	

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.