



Antibes, Beach Park, 70a Brighton Road | | Lancing | BN15  
01 111



ESTATE AGENT



## Antibes, Beach Park, 70a Brighton Road | | Lancing | BN15 8LW

£88,950

\*\*\* £88,950 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS NEW HOLIDAY HOME SITUATED IN SEAFRONT LOCATION WITH DIRECT ACCESS TO THE BEACH.

LOCAL AMENITIES ARE CLOSE BY WITH BOTH SHOREHAM AND LANCING HIGH STREET A SHORT DISTANCE.

THE WELCOMING BEACH PARK GIVES YOU USE FROM MARCH THROUGH TO OCTOBER.

- BEACH PARK, LANCING
- PARKING
- CALL NOW TO VIEW
- BRAND NEW PARK HOME
- OCCUPATION 1ST MARCH - 31ST OCT
- 01273 461144
- TWO BEDROOMS
- SEA FRONT LOCATION
- ENSUITE TO MASTER
- FEES - £3456.00 PER ANNUM

## BEACH PARK

Access from Brighton Road  
Lancing, the park has a site office  
with all year round security.

Model 2022

Size 38ft x 12ft

Double Glazing

Central Heating

Beach Park is open from the 1st

March to the 31st October

30 days can be spent at the

property for Maintenance from the

1st November to the 28th February

Pitch Fee £3456.00 including VAT

Per Year

The Ground Rent / Pitch Fee

includes Council Tax, Water rates.

The only other outgoings you will

have, electricity which is metered,

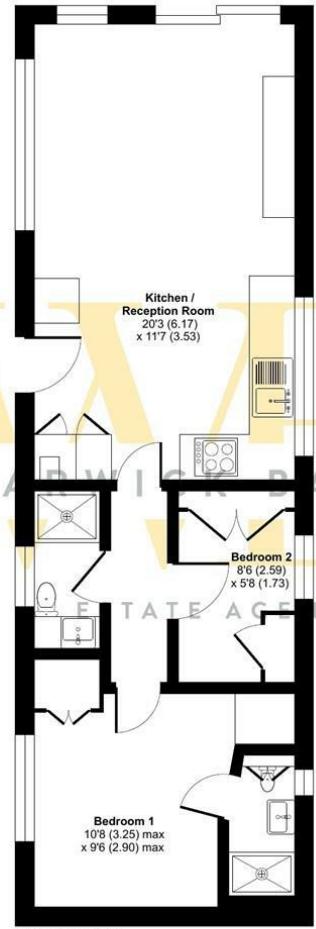
gas bottles for heating and

insurance.



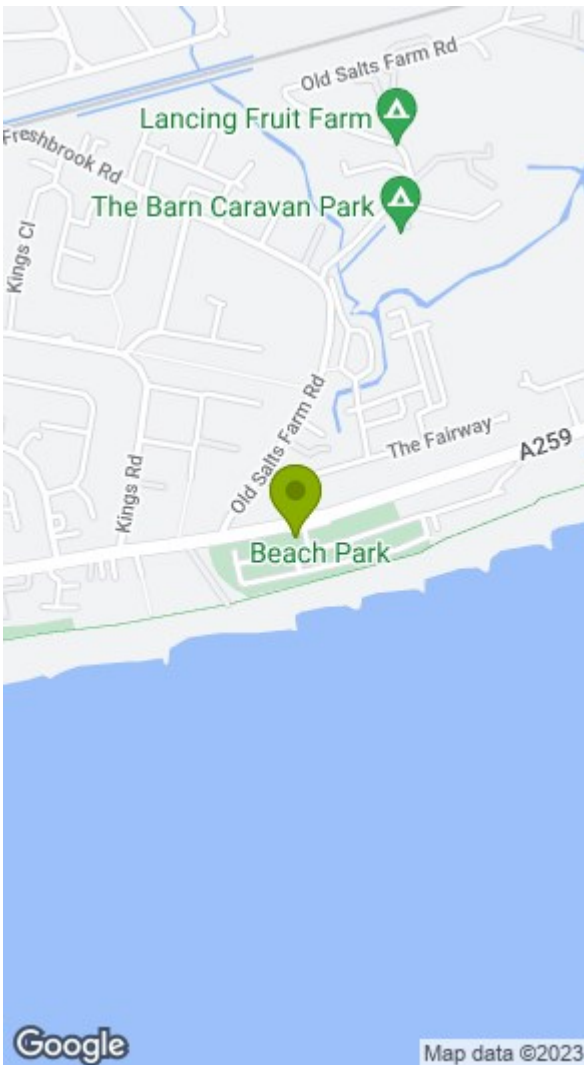
# Brighton Road, Lancing, BN15

Approximate Area = 455 sq ft / 42 sq m  
For identification only - Not to scale



GROUND FLOOR

**RICS Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 902716



### Disclaimer

- \* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- \* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- \* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	