



2



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## Description

Robert Luff & Co are delighted to introduce this **\*BRAND NEW\*** two-bedroom Atlas park home, perfectly positioned within the stunning South Downs National Park and only a short drive from the vibrant city of Brighton & Hove. Beautifully designed, the accommodation offers a welcoming lounge, a stylish contemporary kitchen/diner, two bedrooms both benefitting from en-suite bathrooms.

A truly exceptional home in an enviable location - early viewing is strongly recommended.

## Key Features

- **\*\*BRAND NEW\*\***
- Contemporary Kitchem
- Allocated Parking
- Electric Fireolace
- Home Size 40ft x 14ft
- Two Double Bed Park Home
- En-Suite To Both Bedrooms
- Central Heating
- Double Glazing
- Viewing A Must!!



**Home Dimensions**  
**12.19m x 4.27m (40' x 14")**

**Open Plan Lounge, Kitchen & Dining Area**

**Bedroom One**  
**2.97m x 3.66m (9'9" x 12')**

**En-Suite Shower Room**

**Bedroom Two**  
**2.62m" x 2.21m (8'7"" x 7'3")**

**Second En-Suite Shower Room**

**Fees & Park Rules**

Pitch Fee £2,500 per 6 months with water included

Gas & Electricity - Pay for what you use

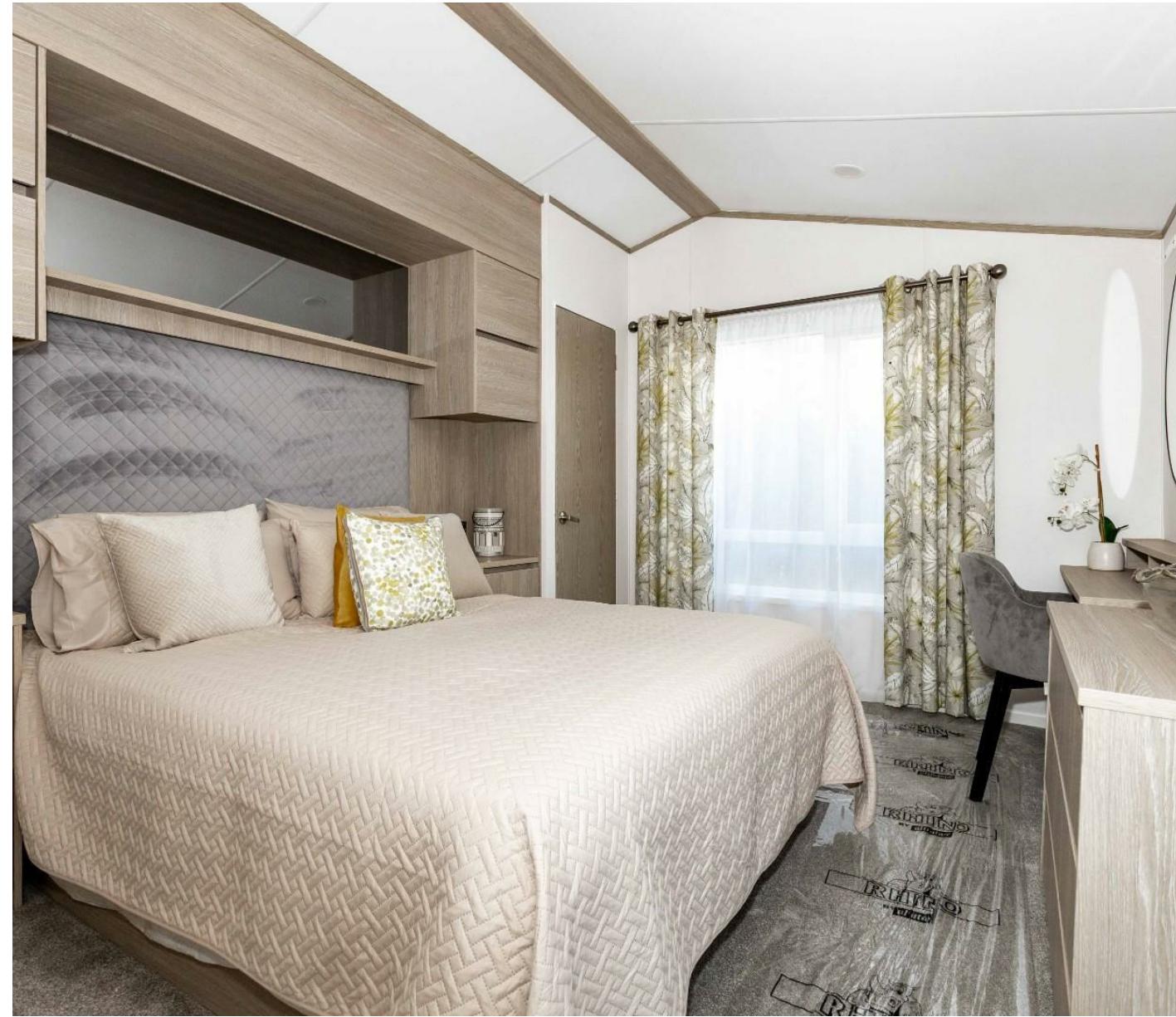
No council tax payable

No children



[robertluff.co.uk](http://robertluff.co.uk)

3-7 South Street, Lancing, West Sussex, BN15 8AE | 01903 331737 | [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)



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## Floor Plan



### Floor Plan

Approx. 54.1 sq. metres (582.7 sq. feet)



Total area: approx. 54.1 sq. metres (582.7 sq. feet)

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.