



2



1



2





## Description

Robert Luff & Co are delighted to offer for sale this well presented, two double bedroom park home sat within the popular 'Broadway Park' and offering easy access to Lancing Beach as well as local transport links. Internally the property briefly comprises; 'L' shaped lounge dining room, fitted kitchen, utility area, master bedroom with en-suite shower room, further double bedroom and family bathroom whilst externally offers off road parking, westerly aspect wrap around garden with brick built shed. This property is offered for sale with no on going chain.

## Key Features

- Two Double Bedroom Park Home
- Wrap Around Gardens
- Available To Over 50's Only
- Kitchen & Utility Area
- No Ongoing Chain
- Off Road Parking For Two Cars
- Close To Communal Lounge And Bus Stop
- Master Bedroom With En-Suite
- West Facing Garden
- Council Tax Band - A EPC Rating - TBC



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert  
Luff & Co





### Front Garden

Steps to front door. Path to front laid to gravel lawn area. Lawn to side. Off-road parking. UPVC double glazed door leading into:

### Hallway

Vinyl flooring. Radiator. Storage space. Door to:

### Lounge

Double glazed window. Two radiators. Electric fireplace. Opening through into:

### Dining Room

**3.05m x 2.57m (10'00 x 8'05)**  
Vinyl flooring. Double glazed window.

### Kitchen

**2.84m x 2.49m (9'04 x 8'02)**  
Vinyl flooring. Range of fitted base and wall units. Double glazed window. Space for fridge/freezer. Gas hob with extractor over. Double oven. Stainless steel sink drainer with tap over.

### Utility Room

**2.49m x 1.27m (8'02 x 4'02)**  
Vinyl flooring. Double glazed window. Space for washing machine. Sink. Storage space. Rear door.

### Bedroom

**3.58m x 2.87m (11'09 x 9'05)**  
Double glazed window. Radiator.

### En-Suite

Vinyl flooring. Low level flush WC. Wash hand basin. Walk-in shower. Frosted double glazed window.

### Bathroom

Vinyl flooring. Panel enclosed bath. Low level flush WC. Wash hand basin. Frosted double glazed window.

### Bedroom

**3.07m x 2.87m (10'01 x 9'05)**  
Double glazed window. Radiator. Built-in storage.

### Outside

### Garden

Fence enclosed rear garden. Laid to stone. Lawn area. Side gravel.

### Agent Notes

The seller has informed us that they pay £254 PCM for site fees



## Floor Plan The Broadway



Total area: approx. 73.7 sq. metres (793.1 sq. feet)



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

robertluff.co.uk

3-7 South Street, Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert  
Luff & Co