



## Willowbrook Park, Lancing

Asking Price  
£210,000  
Freehold

- OVER 50'S
- L Shaped Lounge/Diner
- Master Bedroom With En-Suite Shower
- South Facing Rear Garden
- EPC: TBC
- Park Home
- Fitted Kitchen
- Further Double Bedroom
- Ample Parking
- Council Tax Band: A

Robert Luff & Co are delighted to present this spacious and well maintained PARK HOME, located on the ever popular WILLOWBROOK PARK in South Lancing. Lancing beach is just a short walk away and the Village centre is within 0.75 mile radius. The generous accommodation comprises: Entrance hall, "L" shaped lounge/dining room, fitted kitchen, master bedroom with en-suite shower room, further double bedroom and bathroom. Outside, there is a GOOD SIZE SOUTH FACING REAR GARDEN, ample off street parking for 2 cars and a brick built storage unit with power & light. Further benefits include: Gas central heating, extra insulation and recent windows (under 5 years old). NO CHAIN.

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Robert  
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## Accommodation

### Entrance Hall

Double glazed door to side, loft access, dado rail, storage cupboard, radiator.

### Lounge/Dining Room 16' max x 19'3" max narrowing to 11'1" (4.88m max x 5.87m max narrowing to 3.38m)

Double glazed windows to front & side, coving, dado rail, radiator.

### Kitchen 12'3" x 9'3" max narrowing to 8' (3.73m x 2.82m max narrowing to 2.44m)

Double glazed window and door to side. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, electric oven, gas hob and extractor hood over, space & plumbing for washing machine and space for further appliances, large storage cupboard and cupboard housing combination boiler.

### Bedroom One 10' x 9'3" (3.05m x 2.82m)

Double glazed window to side, coving, dado rail, radiator. Walk in wardrobe with coving, radiator and wall mounted consumer unit.

### En-Suite Shower Room

Fully tiled walls, wall mounted electric shower, close coupled WC, pedestal wash hand basin, coving, double glazed window to rear.

### Bedroom Two 10' x 9'5" max (3.05m x 2.87m max)

Coving, double glazed window to side, double glazed door to garden, wardrobe, radiator.

### Bathroom

Double glazed window to side, coving, panel enclosed bath with mixer tap & shower attachment, pedestal wash hand basin, close coupled WC, tiled splash-backs, radiator.

### Outside

#### South Facing Rear Garden

Lawn, 2X patios, timber summerhouse, fence enclosed with side access.

#### Brick Built Storage Unit 11'2" x 6'3" (3.40m x 1.91m)

Power & light.

### Parking

For 2 vehicles.

### Pitch Fees & Pets

Our client has advised that the pitch fee is £168 per month.

Dogs & Cats are not allowed.

Pets are not allowed on the Park except those which are housed in a cage, aquarium or similar and remains at all times within the home. This rule does not prevent an assistance dog if this is required to support your disability and Assistance Dog UK or any successor body has issued you with an Identification Book or other appropriate evidence.



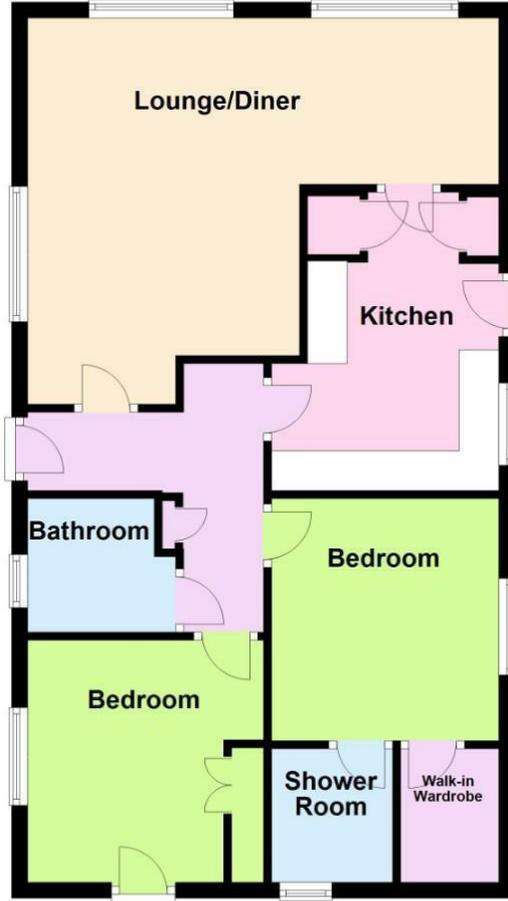
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**Floor Plan**

Approx. 64.4 sq. metres (693.4 sq. feet)



Total area: approx. 64.4 sq. metres (693.4 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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.