



Offers Over
£250,000
Freehold

Willowbrook Park, Lancing

- Double Width Park Home
- Double Length Garage With private Driveway
- 3rd Bedroom/Study
- Gas Central Heating And Double Glazing
- No Ongoing Chain
- Very Popular Quiet Location
- 2 Double Bedrooms
- Fully Fitted Kitchen And Shower Room
- Gardens

We are delighted to offer for sale this three bedroom park home situated in the popular Willowbrook Park and benefitting from off road parking and a garage. Internally the property is presented in a good condition throughout and briefly comprises; through lounge diner with triple aspect windows, fitted kitchen, two double bedrooms with a third room which could be used as a study or walk in wardrobe and a bathroom. Outside there is a wrap around garden and parking for one car, whilst visitor parking is located close by. Willowbrook Park is conveniently positioned just moments from Lancing Beach and the popular 700 bus route giving easy access along the south coast.

Call now to arrange your viewing.

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Accommodation

Entrance Hall

Double glazed front door, coved ceiling, access to loft space

Lounge

Bright double aspect room with double glazed windows, fireplace with electric coal effect fire, radiators, coved ceilings.

Dining Area

Double glazed window, radiator, coved ceiling.

Kitchen

Stainless steel single drainer sink unit, double glazed window, radiator, base cupboards and drawers with work surface above, wall mounted storage cupboard, electric oven and gas hob with extractor above, space and plumbing for washing machine, spot lights, coved ceiling, part tiled walls, vinylay flooring, cupboard housing combination boiler.

Bedroom 1

Two wardrobe cupboards, matching drawers, double glazing, radiator

Bedroom 2

Wardrobe cupboards, drawers, radiator, double glazed window

Bedroom 3/Study

Radiator, double glazed window, storage cupboards

Shower Room

Double Glazed, radiator, walk in shower cubicle with fitted shower, extractor fan, low level WC, shaver point, part tiled walls

2nd WC

Low level WC, part tiled walls, double glazed

Outside

Attractive quiet garden with paved patio area, leading to lawned area to the rear and side of the property, flower and shrub borders.

Double Length Garage

Approached via private driveway with further parking for 2 cars, Garage is brick built with side door to garden



Floorplan



Total area: approx. 103.6 sq. metres (1115.2 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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.