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### Summary

Robert Luff and Co are delighted to welcome to the market this holiday home ideally located just moments from Lancing Beach offering direct access to the sea. Locally the home benefits from access to an array of local amenities including cafes such as The Perch, bars such as Bakkus wine and tap bar and many shops and restaurants. Situated on the A259 this holiday park is positioned between Shoreham and Worthing both easily accessible by foot whilst the popular 700 bus route offers public transport between Brighton & Arundel whilst Lancing Village centre is just under a mile away offering mainline train station and further amenities. This holiday home offers the perfect get away and can be lived in for a total of nine months a year and is offered for sale with no ongoing chain. Call now for more information and to book a viewing

### Key Features

- One Bedroom Holiday Home
- Located Close To Local Amenities
- Can Be Occupied For A Total Of 9 Months A Year
- Ideal Investment Opportunity
- In Need Of Refurbishment
- Direct Access To Lancing Beach
- Close To 700 Bus Route Running Between Brighton & Arundel
- Chain Free
- Short Walk To Shoreham By Sea

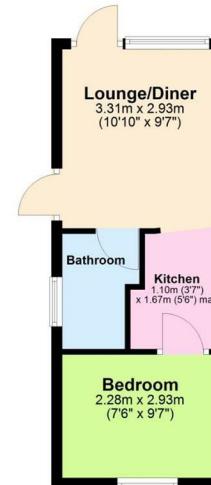
## Description

### Agent Notes

Please be advised that this property can be lived in for 9 months with an additional 30 days for maintenance over the winter. The seller has informed us that the pitch fee payable is £3391.15

## Floor Plan

**Floor Plan**  
Approx. 23.2 sq. metres (249.6 sq. feet)



Total area: approx. 23.2 sq. metres (249.6 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.