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Description

Robert Luff & Co are delighted to introduce this beautifully presented two-bedroom Pemberton Park Lane park home, perfectly positioned within the stunning South Downs National Park and only a short drive from the vibrant city of Brighton & Hove. Immaculately maintained throughout, the accommodation offers a welcoming lounge, a stylish contemporary kitchen/diner with island, a spacious main bedroom complete with en-suite bathroom and walk-in wardrobe, a further generous bedroom, and a modern main shower room.

A standout feature is the impressive wrap-around balcony, providing the ideal spot to relax and enjoy the tranquil surroundings.

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

Key Features

- Two Bed Park Home
- Contemporary Kitchen/Diner
- Generous Second Bedroom
- Allocated Parking
- Viewing A Must!!
- Large Balcony
- En-Suite Bathroom To Main Bedroom
- Separate Shower Room
- Gas Central Heating & Double Glazing
- 14ft x 42ft





Home Dimensions
12.80m x 4.27m (42' x 14")

Kitchen/Diner
4.00m x 3.03m (13'1" x 9'11")

Living Room
4m x 3.83m (13'1" x 12'6")

Bedroom One
2.91m x 2.46m (9'6" x 8'0")

En-Suite Bathroom

Bedroom Two
3m x 1.94m (9'10" x 6'4")

Shower Room

Fees & Park Rules

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

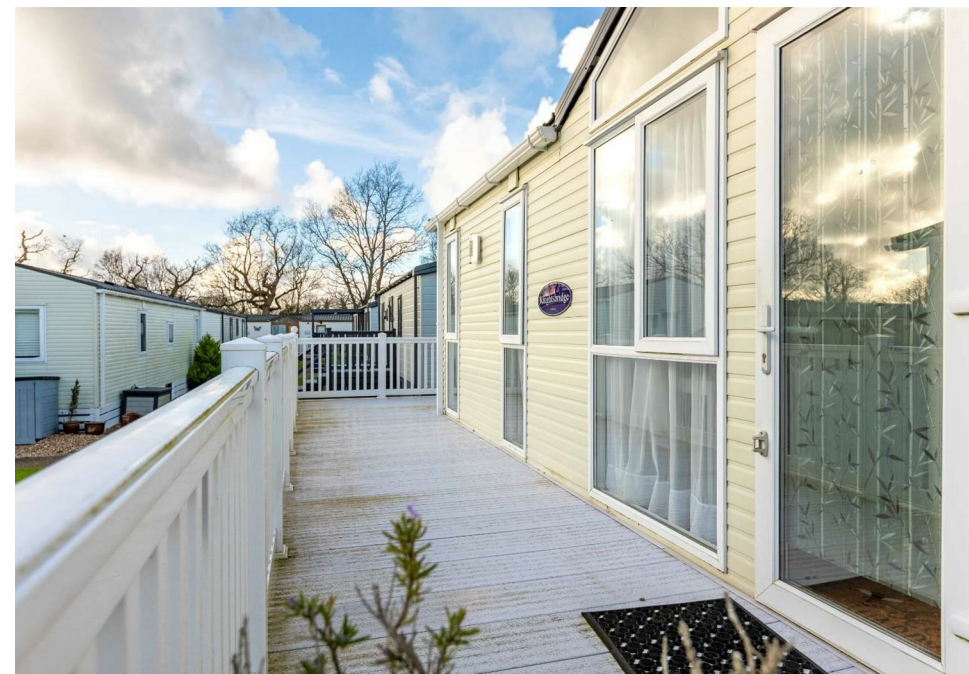
Gas & Electricity - Pay for what you use

No council tax payable

No children

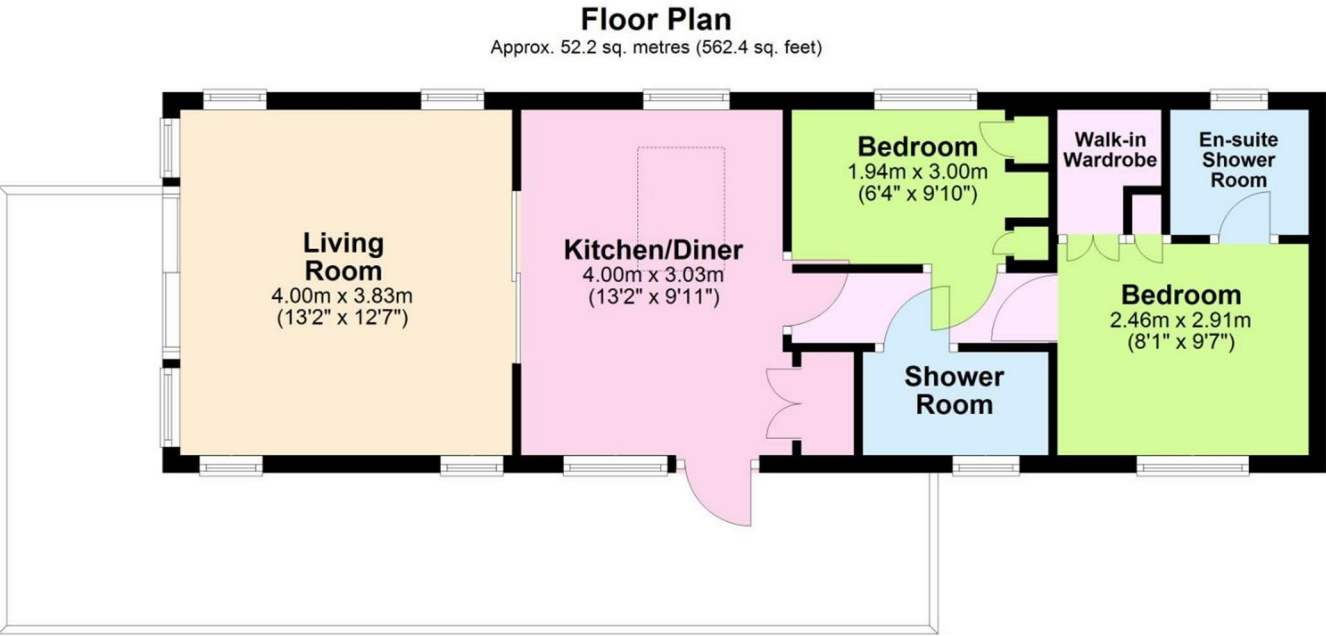






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Floor Plan



Total area: approx. 52.2 sq. metres (562.4 sq. feet)

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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			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-54) 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		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.