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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")

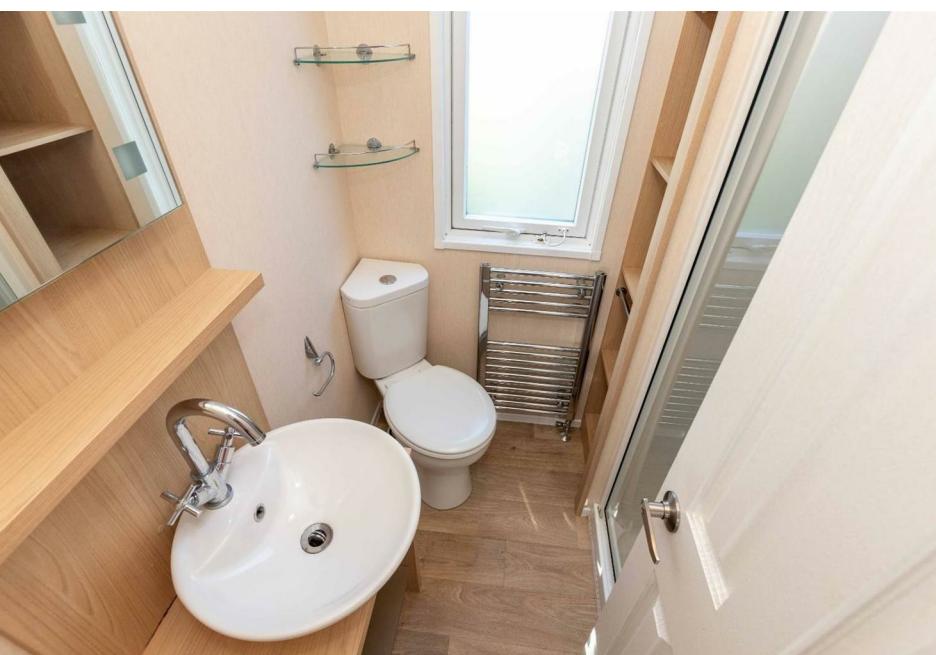
Bedroom One
2.91m x 2.46m (9'6" x 8'0")

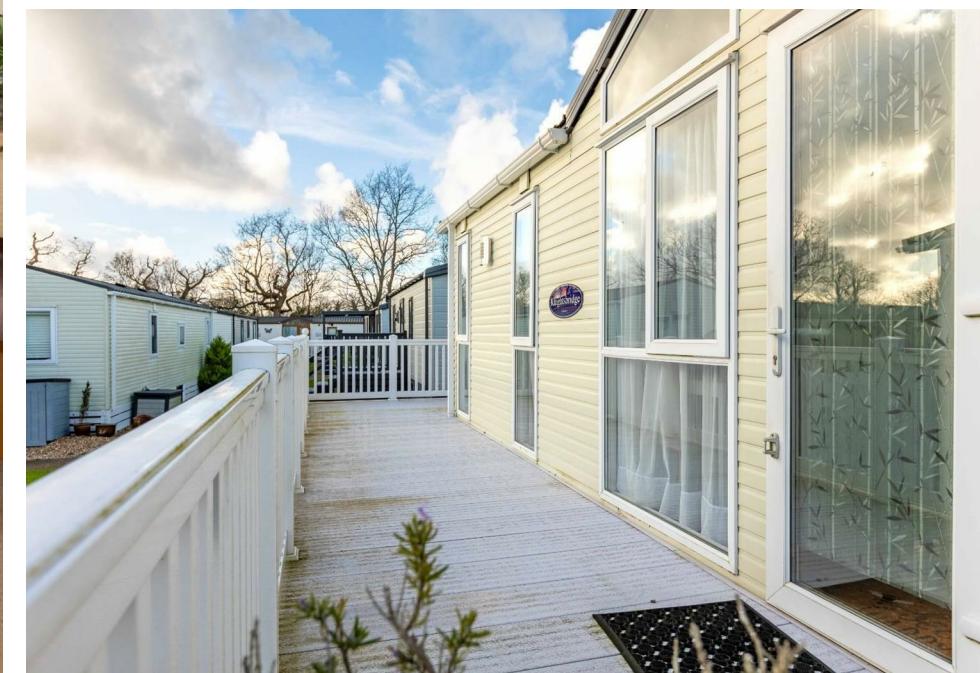
En-Suite Bathroom

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

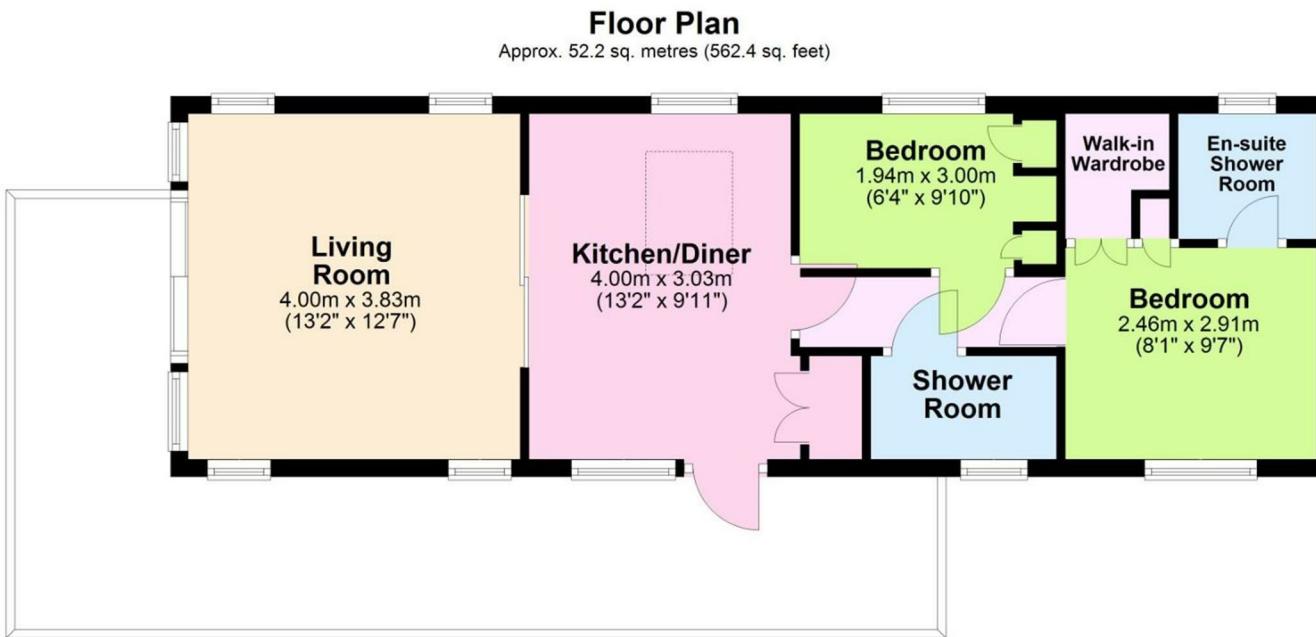
Shower Room

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





Floor Plan



Total area: approx. 52.2 sq. metres (562.4 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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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