

PRICE: £69,995



## West Point, Bunn Leisure Selsey, PO20 9EJ

**Agents notes:**

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

2014 Pemberton 'Park Lane' 42' x 14' pitched roof park home situated in the West Point area of Bunn Leisure. Accommodation includes open plan kitchen/dining/lounge area, two bedrooms, en-suite and family bathroom. French doors lead from the lounge onto a large elevated veranda.

Lounge  
Electric flame effect fire, French doors leading to Veranda.

Kitchen  
Washing machine, Stainless steel inset sink with mixer tap,  
Breakfast bar, Fridge, Freezer, Dishwasher, Microwave, Gas hob,  
Oven, Extractor canopy

Bedroom One  
TV point  
Fitted furniture  
Large storage cupboard

En-Suite  
Low level WC  
Shower cubicle  
Sink

Bedroom Two  
Fitted furniture  
Twin beds

Family Bathroom  
Low level WC  
Panel enclosed bath with shower  
Sink

Directions  
This park home is located on a prime plot in the gated West Point area of Bunn Leisure in Selsey. The lounge and veranda both enjoy open views to the South Downs.

Please Note  
Site licence fee for 2018 is £7244.00 and includes grounds maintenance, land drainage and waste management. This fee is subject to an annual increase. The remainder of the years charges are paid on a pro-rata basis.

The term is 15 years from 2015 and another 10 years are granted upon a satisfactory inspection.

Additional charges include water, electricity, gas and sewerage.

Comprehensive insurance is compulsory and Bunn Leisure may charge an administration fee if a non-approved insurer is used.

Closed season is January and February. During this time, occupation is not permitted between 4pm and 9am.

Further information about the facilities and entertainment on offer can be found at [www.bunnleisure.co.uk](http://www.bunnleisure.co.uk)

Dogs are permitted but must be kept on a lead.

This property cannot be a permanent or sole residence. Evidence of a permanent residence must be provided prior to purchase.

