

Guide Price

£220,000

£200,000

Garnham  
H Bewley

2 Puffin Hill, Turners Hill Park, Turners Hill



- Stunning Park Home
- One Double Bedroom
- Beautiful Gardens
- Open Plan Kitchen/Living Room
- Shower Room
- Completely Refurbished
- Off Road Parking

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



## 2 Puffin Hill, Turners Hill Park, Turners Hill, West Sussex RH10 4QX

Garnham H Bewley are delighted to offer for sale this spacious and beautifully presented one double bedroom park home which has undergone extensive renovations to create a light and stylish living space. The property is set within the wooded grounds of the award-winning Berkeley's Turners Hill Park (Residential Park of the Year 2023) and is age-restricted to the over 50's. This particular property is ideally located in a private cul-de-sac just a short distance from the park's amenities and visitor parking. Turners Hill Park is set just outside the village centre and offers great access to the village store and some friendly local pubs. On-site at the park, residents have access to a local convenience store, a social club and the park office. There is plenty of visitor parking, and there are bus routes towards East Grinstead, Crawley & Tunbridge Wells. The property is set within a generous plot offering a great outside space and internal viewings come highly recommended to fully appreciate this great example of a one double bedroom park home.

The accommodation consists of front door into entrance porch with opening through to the kitchen/living which has been fitted with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, integrated oven, gas hob with extractor hood above, fridge/freezer, microwave, wine cooler, washing machine, windows to the side aspect and double French doors leading to the front garden. The bathroom is accessed from the kitchen and has been fitted with a shower cubicle, wash hand basin, low level W.C., heated towel rail, underfloor heating and window to the side aspect. The double bedroom is accessed from the bathroom and has double aspect windows and the added of air conditioning.

Outside the garden is mainly laid to lawn and spreads from the front, side and to the rear of the property with patio area ideal for seating and to the front is hard standing for one car.

Pitch Fee £203.46 p/m

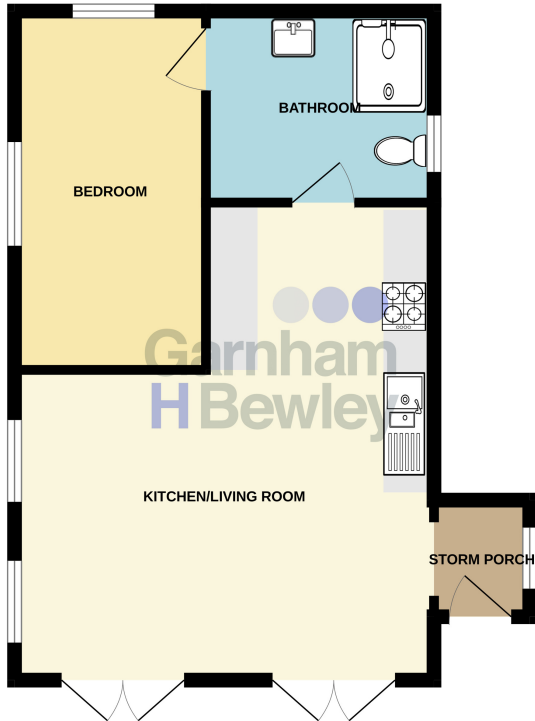
Council Tax Band A



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# Accommodation

GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 471 sq.ft. (43.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Ground Floor Entrance Porch

**Kitchen/Living Room**  
19' 2" x 22' 5" (5.84m x 6.83m)

**Bedroom**  
14' 5" x 9' 7" (4.39m x 2.92m)

**Bathroom**  
9' 2" x 7' 8" (2.79m x 2.34m)

**Outside  
Garden**

**Parking**



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