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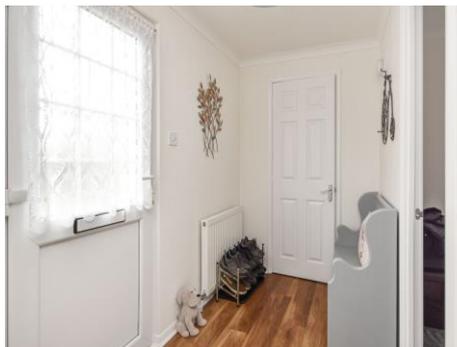
HUNT ROCHE

The Estate Agent



Guide Price: £250,000 - £265,000

48 East Beach Park, Shoeburyness, Essex, SS3 9SG



**** Semi Retirement Living - Park Home ****

A stunning 'front facing' TWO bedroom 'Park Home' located within the ever popular East Beach Park Tingdene site. Convenient to all amenities the site is well maintained and open to residents over the age of 45years. The current owners have upgraded the Kitchen and installed a beautiful spacious Shower Room. Externally there is a Courtyard style garden and Off Road Parking. Viewing essential of this wonderful home.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 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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- A wonderful TWO bedroom 'Park Home' within the delightful 'East Beach Park' development
- Exceptionally well presented throughout
- Recently upgraded Kitchen open plan to the Dining area
- Attractive triple aspect Living Room with french doors leading to Courtyard area
- Recently installed luxurious Shower Room
- Main bedroom with a walk in Dressing area / Wardrobe
- Made to measure day-and-night blinds to window coverings
- Fully insulated approx 2 years ago
- Off Road parking
- Attractive courtyard style Garden
- Ideally located by the blue flag Shoeburyness East Beach and within a few miles of the popular seaside resort of Southend-on-Sea
- Shopping facilities, bus routes and mainline railway access to London Fenchurch Street closeby



Tenure:

Park homes are neither leasehold nor freehold because, under the Mobile Homes Act 2013, the land on which they stand remains the sole property of the site owner. So, while the park home itself will be yours outright, the land is not included in the purchase price, nor is it leased from the owner under a leasehold agreement.

Charges;

Ground Rent charge £257.36 per month

Water rates are shared between the development. The seller has advised that the most recent bill (for the 1st quarter 1st Jan - 31st March) was £92.00.

Please note that these figures are provided as guidance purposes only and these figures will need to be verified by your allocated solicitor/conveyancer.

Council Tax Band A

PRELIMINARY DETAILS - AWAITING VERIFICATION

Entrance via: Via set of stairs providing access to uPVC door inset with Georgian style obscure double glazed windows lead to;

Reception Hallway: 11'5" x 5' (max) (3.48m x 1.52m (max))

Panelled doors off to Living area, Bedrooms and Shower Room. Further panelled door to build in cloaks cupboard. Radiator. Laminate wood effect flooring. Coving to smooth plastered ceiling.

Dual aspect Open Plan Kitchen / Diner: Overall measurement 15'3" (4.65) x 8'10" (2.7)

Kitchen area: uPVC window to rear aspect inset with Georgian style double glazed windows with 'made to measure' day-and-night blinds. The upgraded Kitchen comprises a modern range of high gloss eye and base level units with square edge 'granite effect' working surfaces, which extend to splashbacks. One-and-a-quarter single drainer sink unit with mixer tap over. Under counter recess for washing machine. Integrated upright fridge/freezer. Freestanding 'Zanussi' double oven with four ring gas hob over with extractor canopy over. Concealed wall mounted 'Baxi' boiler. Laminate wood effect flooring. Smooth plastered ceiling. Open plan to;

Dining Area: uPVC window to front aspect inset with Georgian style double glazed window with 'made to measure' day-and-night blinds. Radiator. Coving to smooth plastered ceiling. Double width square edge access to;

Triple aspect Living Room: Attractive uPVC bow window to front aspect inset with Georgian style double glazed windows. uPVC window to side aspect. Further 'Oriel' shaped uPVC window to side. Pair of uPVC french doors inset with Georgian style double glazed windows opening to rear garden. All windows are fitted with 'made to measure' day-and-night blinds. Laminate wood effect flooring. Radiator. Marble fireplace surround with mantle over inset with electric fire. Thermostat control panel. Coving to smooth plastered ceiling.

Bedroom One: 9'8" x 9'4" (2.95m x 2.84m) Attractive uPVC bow window to front aspect inset with Georgian style double glazed window with 'made to measure' day-and-night blinds. Radiator. Coving to smooth plastered ceiling. Open access to;

Walk in Dressing Area & Wardrobe: Overall measurement 9'4" (2.84) x 5'6" (1.68) uPVC window to side aspect inset with Georgian style double glazed window with 'made to measure' day-and-night blinds. Radiator. Coving to smooth plastered ceiling. Open access to 'Walk in' wardrobe space with hanging space and shelving.

Bedroom Two: 10'2" x 6'5" (3.1m x 1.96m) uPVC window to rear aspect inset with Georgian style double glazed window with 'made to measure' day-and-night blinds. Radiator. Coving to smooth plastered ceiling.

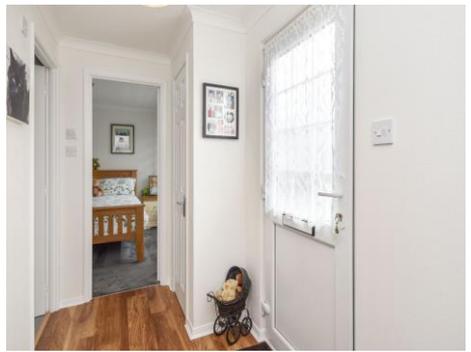
Luxurious Shower Room: 10'2" x 4'9" (3.1m x 1.45m) uPVC window to rear aspect inset with Georgian style obscure double glazed windows. The recently installed suite comprises a triple length shower enclosure with fitted shower screens with integrated shower unit with wall mounted controls, drencher style shower head over and separate hand held shower head, dual flush WC and wall hung vanity wash hand basin with mixer tap over and drawers under. Traditional style column radiator with heated towel rail over. Attractive tiling to all visible walls with matching floor tiling. Radiator. Smooth plastered ceiling inset with recessed lighting.

To the Outside of the Property:

The exterior of the property is landscaped for low maintenance. The garden area commences from the Living Room and is laid to attractive stone patio. Metal storage shed (to remain). Fencing to boundaries.

The front of the property is mainly laid to shingle.

Off road parking for one vehicle.





THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 3/14/2025