

Est. 1995

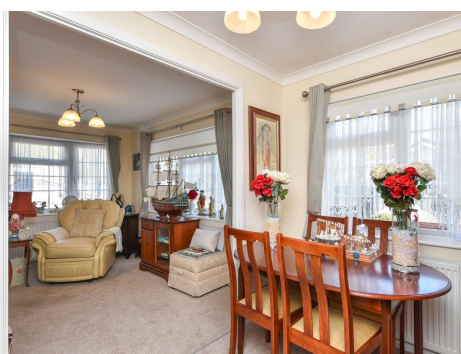
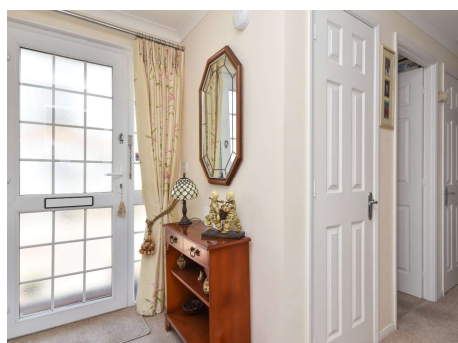
HUNT ROCHE

The Estate Agent

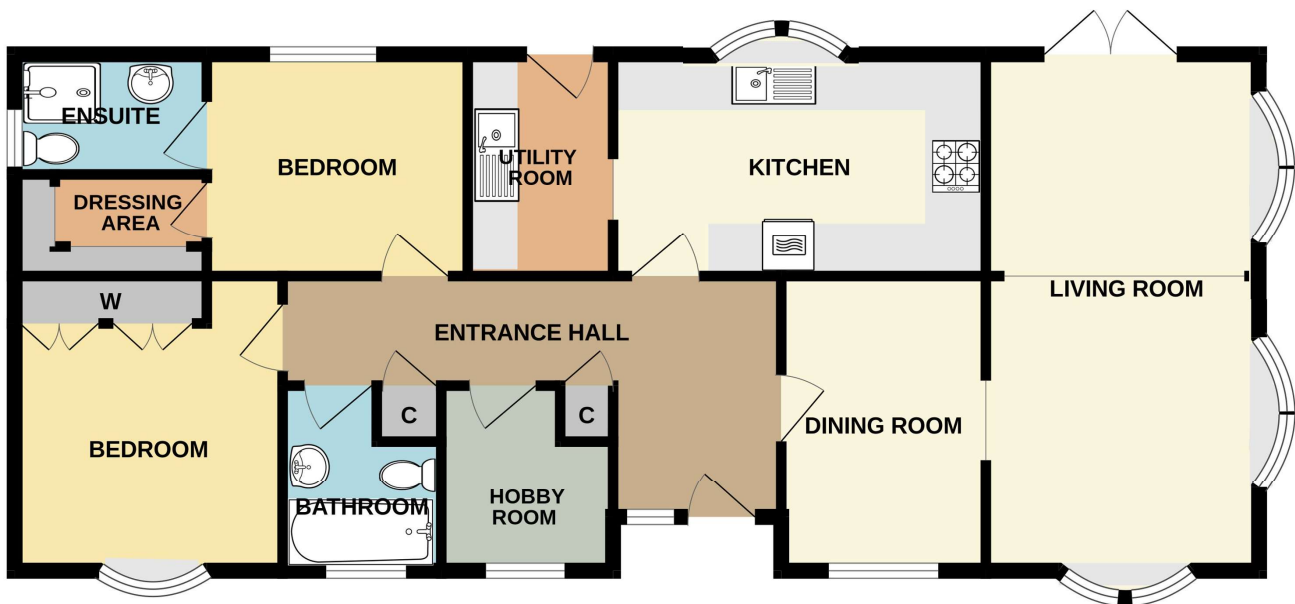


Asking Price: £240,000

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



A desirable 'front-facing' Park Home within the highly sought-after East Beach Park development!!! The two-bedroom abode offers well-maintained living space in a peaceful and welcoming community for residents aged 45 and over. Conveniently located close to all amenities, the property features a separate dining area and a main bedroom complete with a walk-in wardrobe and an en suite shower room. There is a beautiful wrap around style Garden and Parking. Viewing is essential to fully appreciate all that this property has to offer.



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.
Made with Metronix ©2020

- A spacious park home offering larger-than-average accommodation, situated within the charming East Beach Park development
- Two Bedrooms, with a Dressing/ Walk-in Wardrobe and en suite shower room to the main bedroom
- Additional versatile room, ideal as a third bedroom or hobby room
- Bright and spacious living room with a semi open plan dining area
- Well-equipped kitchen with a separate utility room for added convenience
- Modern three-piece shower room
- Attractive low-maintenance wrap-around garden
- Personal Off-road parking space
- Close to the award-winning Shoebury East Beach and local amenities
- Viewing is essential to fully appreciate the size and quality of the accommodation on offer



Entrance: Steps leading up to a recessed entrance porch. uPVC double glazed door with obscure Georgian style double glazed panel to side. Access to;

Hallway: Doors to Bedrooms, Bathroom, Kitchen and Dining Area. Pair of recessed cupboards with hanging space. Radiator. Thermostat control panel. Coving to smooth plastered ceiling with access to loft space.

Dining Room: 9'9" x 7'3" (2.97m x 2.2m) uPVC 'Georgian style' double glazed window to front aspect. Radiator. Panelled door to Kitchen. Coving to smooth plastered ceiling. *Open access to;

* Agents Note: Please be advised that there were originally a pair of doors within the space. The seller has confirmed that these doors have been stored and will remain at the property, allowing any interested party the option to reinstate them if desired.

Triple Aspect Living Room: 19'4" x 11'11" (5.9m x 3.63m) Pair of 'Georgian style' double glazed bows windows to side aspect with further uPVC double glazed 'Georgian style' window to front aspect. Pair of uPVC double glazed French doors opening to the Garden. Two radiators. Attractive feature fireplace with mantle surround and tiled back plate and cast iron effect fire insert. Coving to smooth plastered ceiling.

Kitchen: 11'4" x 9'4" (3.45m x 2.84m) uPVC 'Georgian style' double glazed bow window to rear aspect. The Kitchen is fitted with a comprehensive range of eye and base level units with rolled edge working surfaces over inset with one-and-a-quarter single drainer sink unit with mixer tap over. Built in eye level 'Hotpoint' double oven with split level four ring gas hob over and extractor canopy over. Concealed under counter dishwasher. Radiator. Coving to smooth plastered ceiling inset with recessed lighting. Open access to;

Utility Room: 9'2" x 5'6" (2.8m x 1.68m) Obscure uPVC double glazed door opening the Garden. Radiator. The area is fitted with a range of eye and base level units with worksurfaces over with under counter recess for appliances. Coving to smooth plastered ceiling inset with recessed lighting.

Bedroom Suite: 9'8" x 9'2" (2.95m x 2.8m) Georgian style double glazed window to rear aspect. Radiator. Panelled door to walk-in wardrobe with hanging space, shelving and radiator. Coving to smooth plastered ceiling. Further panelled door to;

Ensuite Shower Room: 6'9" x 5'2" (2.06m x 1.57m) Obscure Georgian style double glazed window to side aspect. The shower room comprises a shower enclosure with integrated shower unit, dual flush WC and vanity wash hand basin with mixer tap and storage cupboards under. Tiling to all visible walls. Ladder style heated towel rail. Extractor fan. Coving to smooth plastered ceiling.

Bedroom Two: 9'4" x 8'10" (2.84m x 2.7m) uPVC 'Georgian style' bow double glazed window to front aspect. Radiator. Fitted floor to ceiling four door wardrobe. Coving to smooth plastered ceiling.

Hobby Room:

6'5" (1.96) (reducing to 4'10" (1.47)) x 6'2" (1.88)

uPVC 'Georgian style' double glazed window to front aspect. Radiator. Coving to smooth plastered ceiling.

Bathroom: 6'4" (1.93) (reducing to 4'5" (1.35)) x 5'5" (1.65) Obscure uPVC 'Georgian style' double glazed window to front aspect. The suite comprises a panelled enclosed bath with mixer tap over, dual flush WC and vanity wash hand basin with mixer tap over storage cupboards under. Tiling to all visible walls. Radiator. Extractor fan. Coving to smooth plastered ceiling.

To the Outside of the Property:

The rear Garden is approached via the Living Room and the Utility Room with steps leading down to the paved pathway area. The garden is well presented with low maintenance artificial lawn and several shed (to remain). External power sockets. Further seating area.

Frontage: Large block-paved parking area.

Site Information:

Please note that the monthly Service Charge/Ground Rent is charged at approx. £267 per month. (These figures are provided for guidance purposes only and should be verified by the purchasers legal representative)

PLEASE NOTE; The requirement to pay commission. When an owner of a mobile/park home situated on a site covered by the Mobile Homes Act 1983 (as amended) sells their home, there is a requirement to pay commission on the sale to the site owner (Tingdene Park Homes). The maximum rate of commission is prescribed in regulations made by the Secretary of State and is currently set at 10% of the sale price.

Information obtained via; <https://commonslibrary.parliament.uk/research-briefings/sn07003/>

Council Tax Band A

PRELIMINARY DETAILS - AWAITING VERIFICATION





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. 3/28/2025