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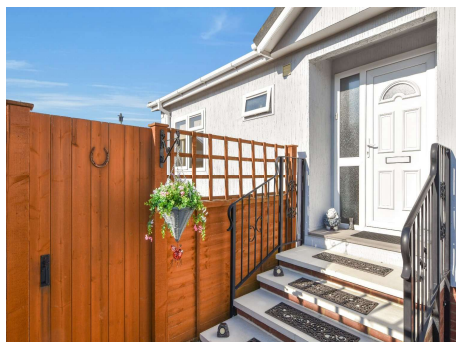
# HUNT ROCHE

*The Estate Agent*



**Asking Price: £235,000**

**72 East Beach Park, Shoeburyness, Essex, SS3 9SG**



**\*\* Semi-Retirement Living \*\*** Positioned on a spacious plot within the highly desirable East Beach Park Tingdene development, this impeccably maintained and designed two-bedroom park home offers comfortable and convenient living. The Over 45s residential community, provides a peaceful and secure environment. The home benefits from a modern fitted kitchen and modern bathroom suite, a Dining Area and a stunning dual aspect Living Room. Externally there is off-road parking and a beautifully presented wrap around Garden. Ideally located close to local amenities. Viewing is highly recommended to appreciate the quality and lifestyle this home offers.

684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.6 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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**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 approx £300.00 per month.

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

- *A wonderful two-bedroom park home located within the charming East Beach Park development exclusively for residents aged 45+*
- *Exceptionally well presented throughout, offering a modern and comfortable living space*
- *Stylish fitted kitchen with a separate utility area*
- *Bright dual-aspect Living Room with access to a semi open plan Dining Area*
- *Modern three piece Bathroom*
- *Off-road parking for added convenience*
- *Attractive low-maintenance courtyard-style garden*
- *Ideally located near the blue flag Shoeburyness East Beach and within a few miles of the popular seaside resort of Southend-on-Sea*
- *Close to shopping facilities, bus routes, and mainline railway access to London Fenchurch Street for easy commuting*

**Entrance via:** Via set of stairs providing access to uPVC door inset with shaped double glazed inserts, with 'Georgian style' obscure side panel to;

**Reception Hallway:** Panelled doors off to Dining Area, Bedrooms and Shower Room. Pair of panelled doors to built in cloaks cupboard. Radiator. Panelled style ceiling.

**Dining Area:** 9'8" x 6'7" (2.95m x 2m) uPVC window to front aspect. Radiator. Panelled style ceiling. Double width square edge access to;

**Dual aspect Living Room:** 19'2" x 9'8" (5.84m x 2.95m) Pair of uPVC double glazed box bay windows to side aspect with further uPVC double glazed window to front aspect. Two radiators. Feature fireplace surround inset with electric fire. Panelled style ceiling.

**Kitchen:** 9'10" x 9'2" (3m x 2.8m) uPVC double glazed window to rear aspect. The upgraded Kitchen comprises a modern range of eye and base level units with rolled edge working surfaces inset with single drainer stainless steel sink unit with mixer tap over. Space for upright fridge/freezer. Built in low level 'Bosch' electric oven with four ring gas hob over with stainless steel splashback and extractor canopy over. Panelled style ceiling. Panelled door to;

**Utility Room:** 7'8" x 4'2" (2.34m x 1.27m) uPVC double glazed door providing access to the Garden area. Eye level wall mounted cabinets with worksurfaces under with under counter recess for appliances. Panelled style ceiling.

**Bedroom:** 9'9" x 7'10" (2.97m x 2.4m) uPVC double glazed window to front aspect. Radiator. Four doors to built in wardrobes inset with radiator. Panelled style ceiling.

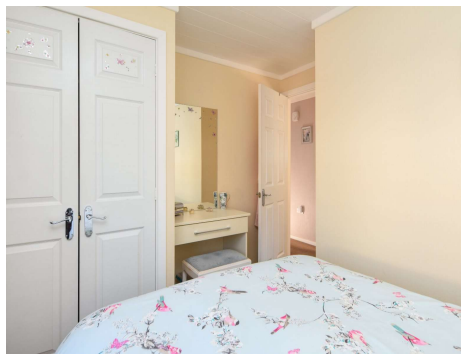
**Bedroom:** 11'1" (3.38) x 7'11" (2.41) (excl door recess) uPVC double glazed window to rear aspect. Radiator. Twin door to built in wardrobe inset with radiator. Panelled style ceiling.

**Bathroom:** 6'3" x 5'6" (1.9m x 1.68m) High level uPVC double glazed window to front aspect The suite comprises a panelled enclosed bath with mixer tap with shower attachment over, dual flush WC and vanity wash hand basin with mixer tap over. Radiator. Partly tiled walls. Panelled style ceiling.

**To the Outside of the Property:** The rear Garden is a wrap around style and has been aid with artificial lawn areas providing low maintenance upkeep. Fencing to boundaries. The garden area commences from the Utility Room. Metal storage shed (to remain). External power sockets. Outside water tap.

The front of the property provides off road parking for one vehicle.







**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