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HUNT ROCHE

The Estate Agent

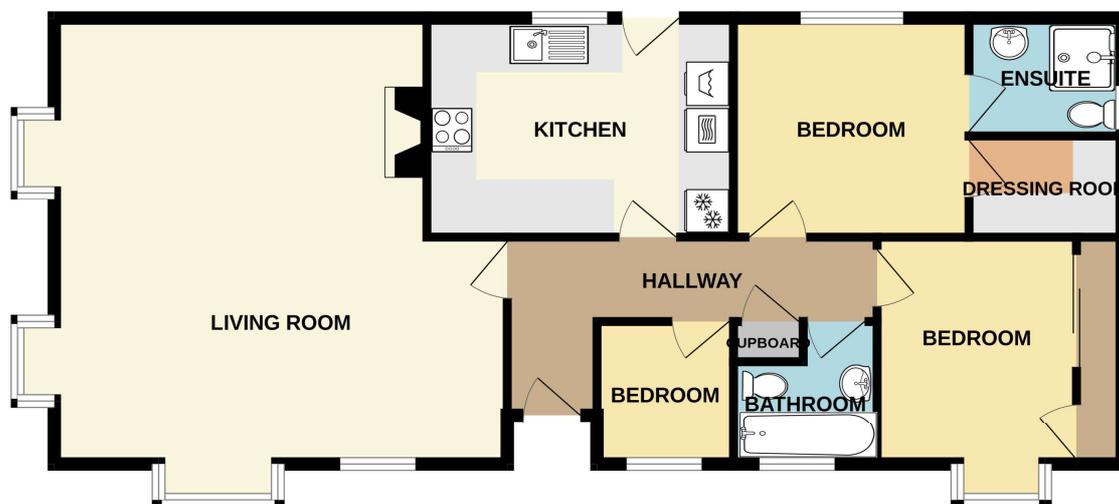


Asking Price: £250,000

53 East Beach Park, Semi Retirement Living, Shoeburyness, Essex, SS3 9SG



Offered with No Onward Chain is this spacious TWO/THREE BEDROOM Park Home, designed for semi-retirement living (45+), offers a perfect blend of comfort and practicality. The property features a stunning dual aspect open-plan Living and Dining Room and a lovely modern fitted Kitchen. The Main Bedroom boasts a walk-in Dressing Room /Wardrobe and an ensuite Shower Room, while Bedroom two includes fitted wardrobes. There is a modern three piece Bathroom suite together with a versatile third room offers the flexibility to be used as a Hobby Room or Home Office. Externally the home boasts a lovely 'wrap-around' garden area and partial views towards Shoeburyness East Beach and allocated off-road parking together with further visitor parking.



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 spacious Park Home featuring a low maintenance wraparound garden, situated within the lovely East Beach Park development.
- Truly impressive modern fitted Kitchen (with appliances to remain).
- Attractive spacious dual aspect Living Room
- Main Bedroom suite comprises fitted dressing table area and access to a walk in Wardrobe and an Ensuite Shower Room
- Further good size Double Bedroom with fitted wardrobes
- Modern white three piece Bathroom suite
- Off road parking
- Close proximity to award winning Shoebury East Beach and amenities
- A stunning example of a Park Home located on the ever popular East Beach Park 'Tingdene Development' which is an exclusive development for 'Over 45's' offering 'semi retirement living'
- Offered with No Onward Chain

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

Hallway:

Panelled doors to Bedrooms, Bathroom, Kitchen and Living area. Panelled door to recessed storage cupboard. Radiator. Panelled ceiling.

Open Plan dual aspect Living Room / Diner: Overall measurement 19'1" (5.82) (max) x 18'11" (5.77) (max)

Pair of Georgian style double glazed bay windows to front aspect. Further uPVC double glazed bay window to side aspect. With additional Georgian style double glazed window to side aspect. Three radiators. Feature fireplace with mantle surround inset with electric fire. Panelled ceiling.

Kitchen: 13'5" x 9' (4.1m x 2.74m) Georgian style double glazed window to side aspect. Obscure uPVC double glazed door providing access to the Garden area. The Kitchen is fitted with a lovely range of high gloss eye and base level units with square edge working surfaces over inset with stainless steel one-and-a-quarter single drainer sink unit with designer style mixer tap over. Built in eye level 'Zanussi' oven with split level 'CDA' four ring gas hob over and concealed extractor canopy over. Feature full height pull-out spice rack. Under counter 'Beko' washing machine. Integrated upright fridge/freezer. Concealed wall mounted 'Vaillant' boiler. Radiator. Panelled ceiling.

Bedroom Suite: 9'8" x 9'3" (2.95m x 2.82m) Georgian style double glazed window to side aspect. Radiator. The Bedroom is fitted with a dressing table inset with drawer stacks with wall mounted mirror. Panelled door to walk-in wardrobe (measuring 6'8 x 3'10) with fitted units incorporating hanging space and shelving. Radiator. Panelled ceiling. Further panelled door to;

Ensuite Shower Room: 6'8" x 5'1" (2.03m x 1.55m) High level obscure Georgian style double glazed window to rear aspect. The modern shower room is fitted with a double width tiled shower enclosure with integrated shower unit and fitted shower screens, dual flush WC and vanity wash hand basin with mixer tap over and storage cupboards under. Wall mounted shaver point. Partly tiled walls. Radiator. Wall mounted mirror. Extractor fan. Panelled ceiling.

Bedroom Two: 10'6" x 9'5" (3.2m x 2.87m) Attractive Georgian style double glazed bay window to side aspect. Radiator. Freestanding two door slide-a-robe wardrobe (to remain). With further matching single door wardrobe. Panelled ceiling.

Bedroom/Hobby Room: 6'4" x 5'5" (1.93m x 1.65m) Georgian style double glazed window to side aspect. Radiator. Freestanding desk unit inset with drawer stacks (to remain). Panelled ceiling.

Bathroom: High level obscure Georgian style double glazed window to side aspect. The modern white suite comprises panelled enclosed bath with mixer taps over, fitted shower screen and integrated shower unit, dual flush WC and pedestal wash hand basin with wall mounted mirror over. Partly tiled walls. Radiator. Extractor fan. Panelled ceiling.

To the Outside of the Property:

The rear Garden is approached via the Kitchen with steps leading down to the paved area surrounding the property providing a low maintenance area. External power sockets. Further seating area. Two metal style sheds (one with power sockets) to remain. Pair of further low level storage cabinet style shed to remain.

Frontage:

Well maintained area with block paved parking space.

Council Tax Band A:

PRELIMINARY DETAILS – AWAITING VERIFICATION

Site Information:

Please note that the monthly Service Charge/Ground Rent is charged at approx. 3292.15 (per annum) / £274.35 (per month) .

Please note that 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/>





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. 5/29/2025