

HUNT ROCHE

The Estate Agent



Asking Price: £265,000

44 East Beach Park, Tingdene Park Homes, Shoeburyness, Essex, SS3 9SG



**** Semi Retirement Living ****

Situated on a spacious plot, this 'Park Home' features two bedrooms and is positioned within the highly sought-after East Beach Park Tingdene site. The location is convenient, with easy access to various amenities, and the site is meticulously maintained, catering to residents aged 45 years and above. The dwelling itself has been impeccably kept, providing glimpses of the sea and includes parking. Viewing advised.

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 £203.00 per month

Water rates and electricity bills are shared between the development.

The seller has advised Hunt Roche that that recent bills were in the region of £5.00 per week for the Water with the electricity being in the region of £220.00 per quarter.

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



TOTAL FLOOR AREA: 978 sq.ft. (90.9 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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Entrance via; Gated access to Garden area with stairs rising to recessed Entrance Porch. Wrought iron balustrade. Obscure uPVC double glazed door provides access to

Utility Lobby: 6'3" x 5'3" (1.9m x 1.6m) Panelled door to recessed storage cupboard. Working surface area with splashback tiling with under counter recess for appliances. Radiator. Lino wood effect flooring. Coving to textured ceiling. Open access to;

Kitchen: 12' x 9'6" (3.66m x 2.9m) Pair of uPVC double glazed windows to side aspect. The modern fitted kitchen comprises a comprehensive range of eye and base level units with rolled edge working surfaces over inset with stainless steel single drainer sink unit, with mixer taps over. Built in eye level 'Bosch' electric double oven with split level four ring electric hob with extractor canopy over. Under counter recess for fridge and freezer. Radiator. Wall mounted extractor fan. Lino wood effect flooring. Coving to textured ceiling. Panelled door to;

Dining Room: 10'11" x 9'8" (3.33m x 2.95m) Pair of uPVC double glazed french doors to side aspect providing access to Garden. Panelled door through to Inner Lobby/Hallway. Radiator. Thermostat control panel. Lino wood effect flooring. Coving to textured ceiling. Open access to:

Dual Aspect Living Room: 19'4" (5.9) x 13'7" (4.14) (reducing to 11'7" (3.53)) (19'4" (5.9) x 13'7" (4.14) (reducing to 11'7" (3.53))) uPVC double glazed bow window to front with further bow window to side aspect. Further uPVC double glazed window to front aspect. Two radiators. Feature fireplace surround with mantle over inset with electric wood effect stove. Coving to textured ceiling.

Inner Lobby/Hallway: 10'1" x 3' (3.07m x 0.91m) Panelled door to airing cupboard with linen shelving. Further panelled door to recessed storage cupboard. Panelled doors to Bedrooms and Bathroom. Lino wood effect flooring. Coving to textured ceiling.

Bedroom One: 13'4" x 9'9" (4.06m x 2.97m) uPVC double glazed bow window to side aspect. Radiator. The Bedroom has been fitted with a comprehensive range of wardrobes inset with drawer stack forming dressing table area inset with mirror with storage cupboards over. Coving to textured ceiling.

Bedroom Two: 9'10" x 9'5" (3m x 2.87m) uPVC double glazed window to rear aspect providing sea glimpses. Radiator. The Bedroom has been fitted with a range of wardrobes to one aspect inset with central drawer stack forming dressing table area inset with mirror with storage cupboards over. Coving to textured ceiling.

Four Piece Bathroom: 6'5" (1.96) x 7'3" (2.2) (extending to 9' (2.74) into shower) Obscure uPVC double glazed window to side aspect. The modern four piece suite comprises double width tray tiled shower enclosure accessed via sliding doors with integrated shower unit, vanity wash hand basin with mixer tap over and storage cupboards under, concealed cistern dual flush wc and panelled enclosed bath with twin hand grips, mixer taps over with shower head. Partly tiled walls. Wall mounted extractor fan. Radiator. Coving to textured ceiling.

To The Outside of the Property:

Gated access to either aspect of the Park Home.

The plot of which the park home sits is of a generous size.

The 'Side Garden area' (accessed via the Dining Area) commences with stairs leading down with wrought iron balustrade measure approx 44ft x 13'11", which is paved with fencing to boundaries and gated access to the Parking area.

The low maintenance paved 'Courtyard style garden' wraps the park home with a shingled area to the rear with two lower level sheds (to remain). External power sockets.

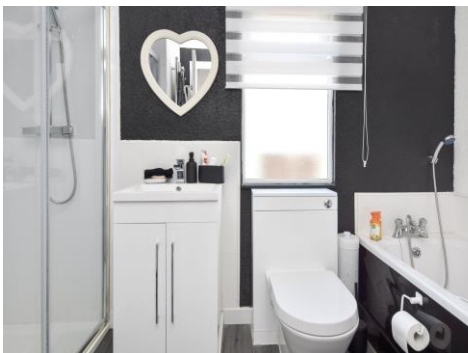
The Side Garden which provides access to the Front of the home is also approached via gated access, measure approx 38ft x 8'9" with fencing to boundaries and shingled flowerbed borders. External water tap. To the rear there is a recently installed good size Shed (to remain).

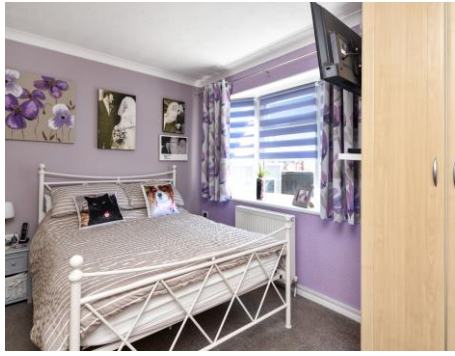
Frontage:

Block paved drive/off road parking for one vehicle. Shingle frontage.

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. 5/15/2025