

HUNT ROCHE

The Estate Agent



Asking Price: £250,000

'The Last Anchorage' - 45 East Beach Park, Shoeburyness, Essex, SS3 9SG



A charming park home designed for semi-retirement living, available to individuals aged 45 and over. Ideally situated near East Beach, the home has been maintained to an immaculate standard and features a spacious, double aspect Living Room which opens onto a Dining Room. There is a modern fitted kitchen and a separate Utility Room. There are TWO bedrooms one with a walk-in dressing room and an ensuite cloakroom/wc. The further bedroom is stylishly fitted with wardrobes and storage. Additional highlights include wrap around garden space, off-road parking and No Onward Chain.



- Park Home Living - Semi retirement home available to people over the age 45 years old
- Short distance East Beach and Thames Estuary
- Impressive double aspect open plan Living / Dining Room
- Modern fitted Kitchen with separate Utility Room with appliances to remain
- TWO BEDROOMS, one with access to walk in Dressing Room and ensuite WC and the further benefitting from fitted furniture
- Modern Shower Room
- Garden space and Off Road Parking
- Offered with No Onward Chain

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: uPVC door inset with shaped double glazed insert to;

Hallway: 5'11" x 5'1" (1.8m x 1.55m) uPVC double glazed window to side aspect. Radiator. Pair of panelled doors to walk in storage cupboard. Coving to textured ceiling. Panelled door to;

Dual aspect Living Room: 14'3" x 14' (4.34m x 4.27m) Three uPVC double glazed windows to front aspect with further pair of uPVC double glazed windows to side aspect. Feature wall mounted fireplace. Picture rail. Radiator. Coving to textured ceiling. Square flat headed arch to;

Dining Room: 10'3" x 9'8" (3.12m x 2.95m) Pair of uPVC double glazed windows to side aspect. Panelled door to inner lobby to bedrooms and Bathroom. Radiator. Coving to textured ceiling. Attractive part glazed panelled door to;

Fitted Kitchen: 12'2" (max) x 9'4" (3.7m (max) x 2.84m) uPVC double glazed window to side aspect. The Kitchen is fitted with a modern range of eye and base level units with rolled edge working surfaces over inset with stainless steel single drainer sink unit with mixer tap over. Built in 'Baumatic' electric oven with four ring electric hob over and wall mounted extractor canopy above. Attractive splashback tiling. Panelled door to walk in cupboard housing wall mounted 'Heat Line C24' boiler. Radiator. Coving to textured ceiling. Further panelled door to;

Utility Room: 9'4" x 5'2" (2.84m x 1.57m) Obscure uPVC double glazed window to side aspect proving access to Garden areas. The Utility is fitted with matching cabinetry to the Kitchen with rolled edge working surfaces with undercounter 'Hotpoint' washing machine and tumble dryer (to remain). Integrated upright fridge/freezer. Further 'tall boy' style cupboard. Radiator. Coving to textured ceiling.

Inner Lobby: 7'11" x 3' (2.41m x 0.91m) Panelled doors to Bedrooms and Shower Room. Radiator. Coving to textured ceiling.

Shower Room: 7'11" x 6'4" (2.41m x 1.93m) Obscure uPVC double glazed window to side aspect. The modern white suite comprises a shower enclosure with screens to two sides and an integrated shower unit, a dual flush WC, and a wash hand basin set into a vanity unit with storage cupboards below. A mixer tap sits above the basin, with a wall-mounted mirror inset into a lighting pelmet and shelving to one side. Shaver point. 'Shower boarding' to all visible walls. 'Wood effect' lino flooring. Wall mounted ladder style heated towel rail. Radiator. Coving to textured ceiling.

Bedroom: 11'4" x 9'4" (3.45m x 2.84m) uPVC double glazed window to rear aspect. The Bedroom is fitted with a range of furniture with a single wardrobe to each side of the bed, matching freestanding bedside cabinets and over head storage cupboards. Radiator. Coving to textured ceiling

Bedroom: 9'4" x 9'4" (2.84m x 2.84m) uPVC double glazed window to side aspect. The Bedroom is fitted with a desk unit//dressing table with wall mounted mirror and lighting over. Radiator. Panelled doors to walk in wardrobe and Ensuite WC. Coving to textured ceiling

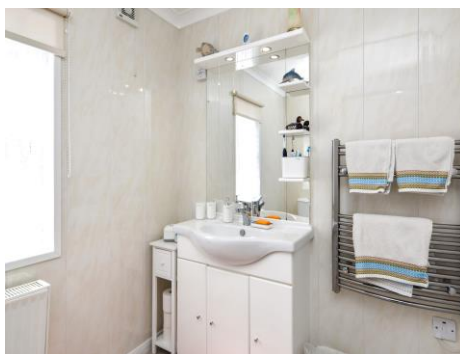
Walk in Wardrobe: 6'2" x 5'4" (1.88m x 1.63m) Fitted to three aspects with hanging rails and shelving. Radiator. Coving to textured ceiling

Ensuite Cloakroom/WC: 5'4" x 2'10" (1.63m x 0.86m) Obscure uPVC double glazed window to side aspect. Wall mounted extractor fan. The modern white suite comprises dual flush wc and suspended wash hand basin. Radiator. Coving to textured ceiling

To the Outside of the Property:

The plot surrounding the property is accessed via the Utility Room and has been designed to offer a low-maintenance outdoor space, enclosed by boundary fencing with gated access to the parking bay. Features include an outside water tap, exterior low-level lighting, and exterior power sockets. A metal-style shed and an additional low-level storage trunk/shed will remain.





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.

Service charges: Ground Rent **TBC** – however we believe the figure is approx. £257.00 per annum
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

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

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Service charges: Ground Rent **charge £203.02 per month**

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Council Tax Band A

PRELIMINARY DETAILS - AWAITING VERIFICATION