

Est. 1995

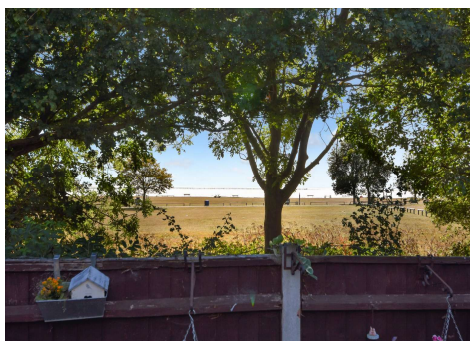
HUNT ROCHE

The Estate Agent



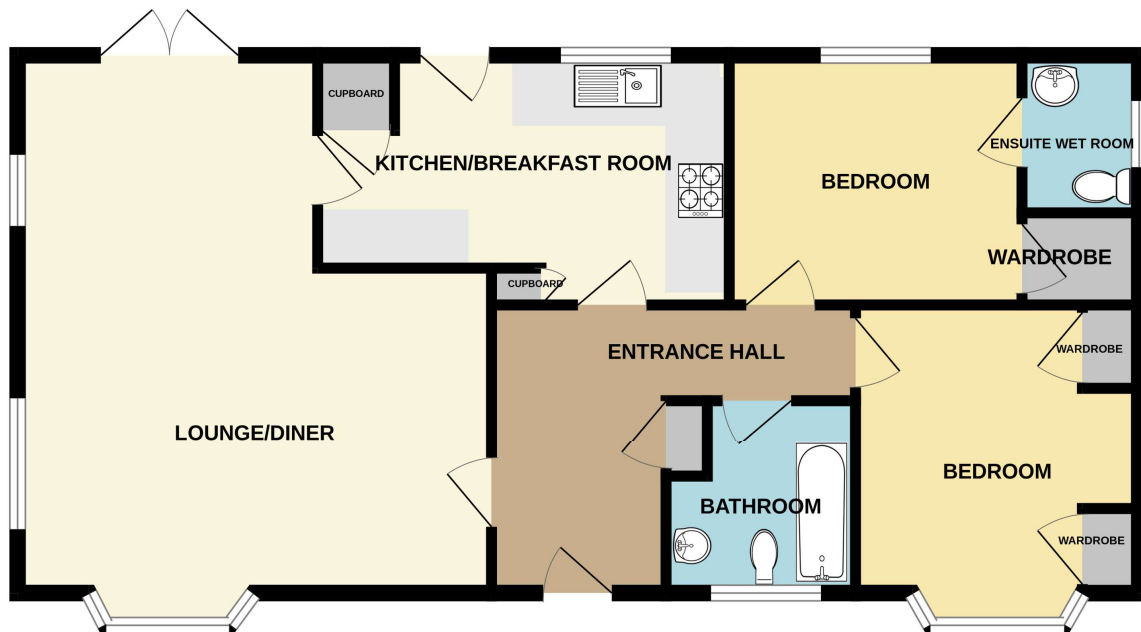
Asking Price: £265,000

16 East Beach Park, East Beach Park Views!, Shoeburyness, Essex, SS3 9SG



Discover this peaceful over 45's Community!!!

Located within the idyllic East Beach Park development, this lovely Park Home enjoys one of the finest plots available, with far-reaching views across the Thames Estuary and East Beach. Designed for relaxed semi-retirement living with TWO DOUBLE BEDROOMS including a principal suite with walk-in wardrobe and en-suite, a bright dual-aspect Living/Dining Room with feature bay windows, a modern fitted Kitchen, and a private courtyard-style Garden with off-road Parking. Viewing is strongly advised to appreciate both the home and its exceptional setting.



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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- ❖ Idyllic setting with stunning distant Thames Estuary & Beach views
- ❖ Close to shops, cafés, and everyday amenities
- ❖ Excellent bus & train links for easy travel
- ❖ location
- ❖ Main Bedroom boasting walk-in wardrobe & en-suite wet room and views towards East Beach
- ❖ Second double bedroom with bay window & fitted wardrobes
- ❖ Bright triple-aspect Living/Dining Room with bay windows and fireplace
- ❖ Modern fitted kitchen with breakfast bar & built-in appliances
- ❖ Family bathroom with bath, vanity storage & shower attachment
- ❖ Private courtyard-style garden with seating area & shed
- ❖ Off-road parking space
- ❖ Well-maintained development - Viewing Advised



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: Panelled doors to Bedrooms, Bathroom, Kitchen and Living area. Panelled door to recessed Cupboard with hanging space. Radiator. Thermostat control panel. Coving to smooth plastered ceiling with access to loft space.

Open Plan Triple aspect Living Room / Diner

Living Room Area: 17'3" x 11'11" (5.26m x 3.63m) Attractive large Georgian style double glazed bay window to front aspect. Further uPVC double glazed window to side aspect. Dado rail. Radiator. Feature arched recess shelving niche inset with lighting. Wall mounted light points. Feature fireplace with mantle surround. Coving to smooth plastered ceiling. Open plan to;



Dining Area: 9'6" x 7'11" (2.9m x 2.41m) Georgian style double glazed window to side aspect with distance East Beach views. Pair of Georgian style double glazed French doors opening to rear Garden. Radiator. Wall light pints. Wood effect flooring. Dado rail. Panelled door to Kitchen. Coving to smooth plastered ceiling.

Kitchen: 15'1" (4.6) x 9'5" (2.87) (reducing to 7'2" (2.18)) Georgian style double glazed window to rear aspect with stunning far reaching sea glimpses. uPVC obscure Georgian style double glazed door leading to Garden area. Panelled door to built in cupboard housing wall mounted boiler. Further panelled door to cupboard. The Kitchen is fitted with an attractive range of eye and base level units with wood effect working surfaces over inset with stainless steel single drainer sink unit with mixer tap over. Built in 'Indesit' oven with four ring gas hob over, tiled splashbacks and extractor canopy over. Breakfast bar seating area with wall mounted cabinets over. Integrated upright fridge/freezer. Under counter recess for appliances. Panelled door to cupboard. Further panelled door to further cupboard housing wall mounted 'Worcester' boiler. Wood effect flooring. Radiator. Coving to smooth plastered ceiling.

Bedroom Suite: 9'8" x 9'4" (2.95m x 2.84m) Georgian style double glazed window to rear aspect with beautiful views towards East Beach & Thames Estuary. Radiator. Matching dresser unit with under counter drawers stacks with wall mounted mirror and over head pelmet lighting inset. Radiator. Coving to smooth plastered ceiling. Panelled door to walk-in wardrobe (measuring 5'4 x 3'11) with hanging space, shelving and radiator. Further panelled door to;

Ensuite Wet Room/Shower Room: 5'2" x 5'3" (1.57m x 1.6m) Obscure Georgian style double glazed window to side aspect. Radiator. The shower room is designed as a wet room style with wall mounted shower unit, dual flush WC and pedestal wash hand basin. Partly tiled walls. Wall mounted extractor. Shaver point. Coving to smooth plastered ceiling.

Bedroom Two: 10'11" (3.33) (max) 9'5" (2.87) (10'11" (3.33) (max) 9'5" (2.87)) Attractive large Georgian style double glazed bay window to front aspect. Radiator. Pair of built in single wardrobes. Matching dresser unit with under counter drawers stacks with wall mounted mirror and over head pelmet lighting inset. Coving to smooth plastered ceiling.

Bathroom: Obscure Georgian style double glazed window to front aspect. The three piece suite comprises panelled enclosed bath with twin hand grips, mixer tap with hand held shower attachment, dual flush WC and vanity wash hand basin with storage drawers under. Radiator. Wall mounted extractor fan. Partly tiled walls. Shaver point. Coving to smooth plastered ceiling.

To the Outside of the Property:

The rear Garden is approached via the Kitchen and Dining Room with steps leading down to the pathway surrounding the property. Metal shed (to remain). Further lawned seating area with gated access to the front of the property.

Frontage: Well maintained 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. £274.35 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/>





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. 8/29/2025