



## East Beach Park, Shoeburyness

SIT AND WATCH THE BOATS GO BY: Castle estate agents are pleased to offer for sale this 2 bedroom 2 shower room stunning detached park home set in this fantastic position on this sought after site next to the park and beach, this property is offered in excellent condition.

- 2 Bedroom
- Off street parking
- 2 Bathrooms
- Lounge/Diner
- Gas central heating
- Sea views
- Own garden
- Dressing room
- Double glazed
- Beautiful condition

**£235,000 Freehold**

## Front aspect

Large landscaped shingled area with fish pond and bedded plants, outside lights gated side access, block paved off street parking x 1 car, spot lights to plinth in porch, double glazed door with double glazed frosted side panel window.



## Inner hall

Loft access with ladder, power and lighting, coving, down lighters, doors to all rooms, laminated wood flooring, dado, half wood panel walls, radiator in cover, large storage cupboard.

## L shaped lounge/Diner 15'4" by 9'4" (4m 67cm x 2m 84cm)

Lounge has coving, wall mounted lights, 2 x double glazed Georgian style windows to the front aspect and double glazed bay style window to the side aspect, wall mounted electric fire, power points, tv points, radiator, laminated wood flooring, open plan to diner.



## Diner 10'6" by 7'9" (3m 20cm x 2m 36cm)

Full double glazed Georgian style bay window to the side aspect and double glazed French doors opening to the rear aspect and decking area, coving, laminated wood flooring, radiator, service hatch to kitchen.



## Kitchen 15'2" by 9'3" (4m 62cm x 2m 82cm)

Down lighters, coving, eye level and base level units, roll top work surfaces, integral dish washer, washing machine and fridge freezer, stainless steel 1 1/4 bowl single drainer sink, mixer taps, spot lights to plinth, breakfast bar, service hatch, range cooker with over extractor fan, power points, radiator, double glazed Georgian style windows and door to the rear aspect.



## Bedroom 1 9'5" by 9'4" (2m 87cm x 2m 84cm)

Double glazed Georgian style window to the front aspect, tv point, power points, coving, down lighters, ceiling light fan, radiator.

## Dressing area

Fitted wardrobes to both sides, coving and down lighters.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

## En-suite

Coving, fully tiled, 3 piece White comprising of a low level flush toilet, hand wash basin in vanity unit and mixer taps, shower cubicle with wall mounted mains shower and glass sliding doors, radiator, heated towel rail, wall mounted light, double glazed Georgian style frosted window to the side aspect.

## Bedroom 2 9'4" by 7'6" (2m 84cm x 2m 29cm) max

Fitted up and over wardrobes, coving, radiator, power points, tv point, double glazed Georgian style window to the rear aspect.

## Shower room

Down lighters, coving, 3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, shower cubicle with wall mounted mains shower and glass sliding doors, tiled splash backs, radiator, shaving point, large storage cup board, double glazed Georgian style frosted window to the front aspect.

## Rear view

Stunning views a cross East beach park to the sea, decking area with balustrade, power points, mature shrub borders, shingled area, outside lights, outside tap, metal shed to remain, large paved patio area, sun blind, gated side access.



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