



- 44' x 20' CASA DILUSSO PARK HOME
- OUTSTANDING POSITION WITH VIEWS
- CONSTRUCTED 2015
- MODERN OPEN PLAN LIVING

The Elms, Lippitts Hill, Loughton, IG10 4AW

STUNNING 44' X 20' Park home set in a secluded corner plot within the newly developed part of The Elms retirement park within Epping Forest. OUTSTANDING views via the raised sun deck at the rear. Fabulous plot. Two bedrooms, two bathrooms. CASH ONLY . Residents must be age 50 or over.

PRICE: £324,995 (AGREEMENT REGULATED BY THE MOBILE HOMES ACT)



Property Description

Exciting opportunity to purchase a very modern double park home from the well regarded Prestige Homes range on a delightful development in the heart of the historic Epping Forest. The location is nestled amongst unspoilt countryside and yet accessible to Loughton Central Line station and Loughton High Road with its vast array of shops, café/bistros and traditional High Streets shops.

This setting of this particular home is outstanding. It sits within a secluded corner of The Elms park within the newly developed section of the park. The larger than average corner plot offers distinct areas of garden with a large side garden which has been developed with an astro-turf lawn supported with a natural area boasting a good degree of both annual and perennial planting. The rear of the property is breath-taking with a large raised sun deck looking directly over open countryside. Additionally there is a second courtyard area with washing line which offers storage solutions via the shed.

The park home has been finished to the highest specification and presents with a modern open plan living /dining/ kitchen area with a full range of wall and base units including a dishwasher, American style fridge/freezer, oven and hob. The dining area leads onto the rear sun deck and the good size lounge area has been created to offer a cozy living space. There is utility cupboard which provides plumbing for the washing machine.

There are two double bedrooms with the master suite looking out onto the open land beyond and leading onto a dressing area with two double wardrobes and a personal en-suite bathroom with modern oval freestanding bath being the main focal point.

Bedroom two is also a large double with built in wardrobe and this is set directly opposite the modern shower room with walk in double shower and fully tiled walls.

There is on plot parking for each unit and this particular plot offers parking for two vehicles.





Potential purchasers must note that the park is for persons aged 50 or over and the development operates a no dog policy. CASH PURCHASE ONLY

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

8' 5" x 3' 4" (2.57m x 1.02m)

UTILITY CUPBOARD

Plumbing for washing machine

OPEN PLAN LIVING AREA

21' 2" x 21' 0" (6.45m x 6.4m)

INNER HALL

7' 8" (2.34m)

MASTER BEDROOM

11' 2" x 10' 6" (3.4m x 3.2m)

DRESSING AREA

4' 7" x 3' 7" (1.4m x 1.09m)

EN-SUITE BATHROOM

7' 6" x 5' 4" (2.29m x 1.63m)

BEDROOM TWO

10' 3" x 9' 8" (3.12m x 2.95m)

SHOWER ROOM

7' 4" x 6' 2" (2.24m x 1.88m)

EXTERIOR

A real feature of this property is the secluded corner plot with open countryside access on two sides.

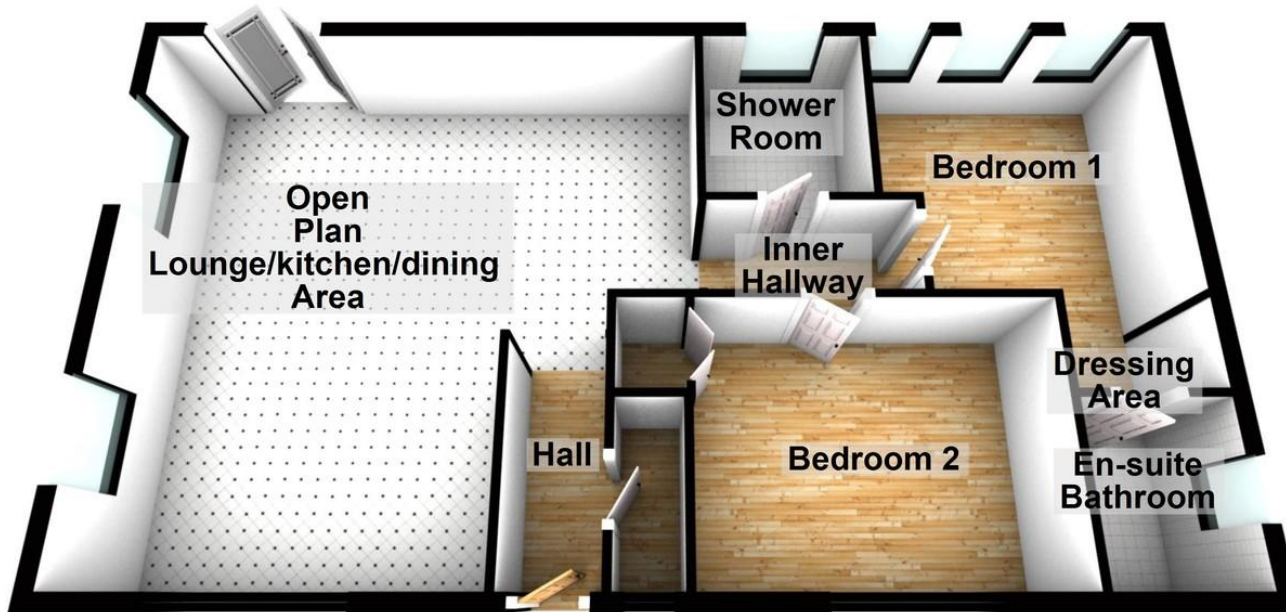
RAISED SUN DECK

18' 0" x 13' 0" (5.49m x 3.96m)

PARKING

On plot parking for two/three vehicles

Ground Floor



CHARGES AND TENURE

Title: Owned under Agreement regulated by The Mobile Homes Act

Ground Rent : £271.13 pcm

Council Tax : Band A within Epping Forest.

UTILITIES

Mains electric

Mains water and waste services

LPG gas supply

POINTS TO NOTE

Site rules/pet restriction - please ask for a copy of the site rules -
No Dog policy

Age restriction - Residents must be aged 50 or over

Construction - this is a park home and therefore the construction is non-traditional and predominately timber, board and composite with a steel chassis. Financing is not available, purchases are made in cash.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements