

# Sea End Caravan Park, Burnham-on-Crouch

CMO 8AN



**CURTIS O'BOYLE**

Sales & Lettings



# Sea End Caravan Park, Burnham-on-Crouch

CMO 8AN

£90,000

Constructed by Delta Holiday Homes in 2022 to the Countryside Executive design a two bedroom park home situated in this popular development on the River Crouch a short walk from Burnham High Street

**KITCHEN/LIVING AREA** 21' x 13' 8" (6.4m x 4.17m) plus recess. Double glazed windows to three aspects, double glazed entrance door to side aspect, double glazed sliding patio door to rear aspect onto terrace, radiator, fitted base and wall units, island unit breakfast bar with wine fridge, sink unit with mixer tap inset into work tops, range style gas cooker with hood above, integrated washing machine, fridge/freezer.

**BATHROOM** 6' 5" x 5' 7" (1.96m x 1.7m) Obscure double glazed window to side aspect, extractor fan, panelled bath with mixer tap and shower attachment, vanity wash hand basin, dose coupled WC, heated towel rail, aqua boards.

**BEDROOM ONE** 10' 1" x 7' 11" (3.07m x 2.41m) Double glazed window to front aspect, radiator, built in walk in wardrobe, fitted over head and bedside cupboards.

**ENSUITE** 6' 8" x 3' 5" (2.03m x 1.04m) Obscure double glazed window to side aspect, extractor fan, shower cubical, vanity wash hand basin, dose coupled WC, heated towel rail, cupboard housing gas boiler.

**BEDROOM TWO** 9' 6" x 4' 2" (2.9m x 1.27m) < 6' (1.83m) Double glazed window to side aspect, radiator, fitted wardrobe and overhead cupboards.

**SITE FEES** Checked as of March 2024.  
£4,950 per annum, paid monthly (at £412.50 PCM)

FROM ORIGINAL BROCHURE Standard Features Listed in 2022 Brochure for Countryside Executive Design.

Built to full residential specification (BS3632)  
UPVC double glazed windows and doors  
Gas combi central heating system  
Steel pantile roof  
Canexel cladding to the exterior  
Lagged pipes  
Exterior light  
Feature fireplace with TV points and HDMI connections  
Dining table and chairs  
Gas/electric range oven  
Stainless steel cooker hood  
Integrated dishwasher  
Integrated washer/dryer  
Inbuilt microwave  
American style fridge/freezer  
Inbuilt wine cooler  
Bluetooth inbuilt speakers in the lounge  
Domestic interior doors  
Gas ram bed with under bed storage to main bedroom  
Foldout bed to lounge seating  
Vaulted ceiling throughout  
Thermostatic shower mixer  
Pre galvanised I beam chassis

**MONEY LAUNDERING REGULATIONS** Please be advised that all purchasers will need to adhere to current laws of money laundering and therefore will need to provide Curtis O'Boyle Agents with photographic identification and proof of residency identification before any transaction is started to comply with the legislation



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



41 x 14'6 2 Bed



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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