

# Sea End Caravan Park, Burnham-on-Crouch

CM0 8AN

**CURTIS O'BOYLE**

Sales & Lettings





# Sea End Caravan Park, Burnham-on-Crouch

CMO 8AN

£75,000

Two bedroom park home situated on the popular Rice & Close development adjacent to the riverside and convenient for the High Street. Open 12 months of the year. Open plan kitchen with appliances, lounge & dining area, two bedrooms, shower room, ensuite WC. Block paved driveway and external store.

**KITCHEN/LIVING AREA 20' 6" x 19' 4"** (6.25m x 5.89m) Double glazed French doors out onto sun terrace, double glazed windows to rear and side aspects, radiator, fitted electric fire, kitchen area with fitted base and wall units, sink unit with mixer tap inset into worktops, gas cooker with hood above, integrated fridge/freezer, gas boiler concealed in cupboard.

**SHOWER ROOM 6' 3" x 3' 5"** (1.91m x 1.04m) Obscure double glazed window to side aspect, heated towel rail, close coupled WC, wash hand basin, fitted shower cubical, extractor fan.

**BEDROOM ONE 11' 9" x 10' 8"** (3.58m x 3.25m) Double glazed window to front aspect, radiator, fitted furniture.

**ENSUITE WC** Obscure double glazed window to side aspect, close coupled WC, wash hand basin, radiator.

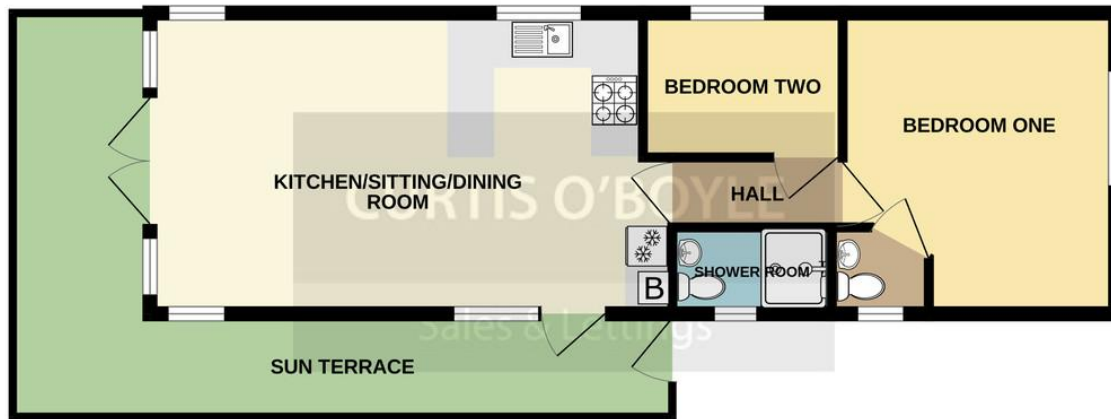
**BEDROOM TWO 7' 10" x 5' 8"** (2.39m x 1.73m) Double glazed window to side aspect, fitted furniture.

**OUTSIDE** Composite decked terrace to side and rear, block paved driveway, shed with plumbing for washing machine.



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

## GROUND FLOOR



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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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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