

GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA: 684 sq.ft. (63.5 sq.m.) approx.
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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2 Bedroom Park Home For The Over 50's

6 Hilton Park Homes, Branton, EX33 1EW

Offers In The Region Of

£135,000

- 2 Bedrooms, 2 Bathrooms
- White 3 Piece Bathroom
- Garden Area & Parking
- L Shaped Living Room / Diner
- Gas Heating, UPVc D/G
- NO ONWARD CHAIN
- Nicely Fitted Kitchen
- Excellent Retirement Home
- Over 50's Only

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or email branton@phillipsland.com

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- Room list:**
- Porch & Hall**
 - Lounge/ Dining Room**
4.058 nrr 2.90 x 3.06 (13'3" nrr 9'6" x 10'0")
 - Kitchen**
3.43 x 2.91 (11'3" x 9'6")
 - Bedroom 1**
2.90 x 2.77 (9'6" x 9'1")
 - En Suite Shower Room**
1.58 x 1.50 (5'2" x 4'11")
 - Bedroom 2**
2.98 x 2.90 (9'9" x 9'6")
 - Bathroom**
2 x 1.70 (6'6" x 5'6")
 - Off Road Parking Space**
 - Easy To Keep Garden Area**

Situated within the sought after 'Hilton Park' retirement development is this detached 2 bedroom Park Home for purchasers of 50 years of age and over. This makes this a very quiet and tranquil location being a cul de sac with similar style properties and is available with no onward chain.

The property has the benefit of gas fired radiator central heating and UPVc double glazing. The rooms flow well with a porch and entrance hall serving all the rooms. The good size L shaped living room/ dining room is double aspect with fireplace and surround to the living room and a serving hatch in the dining room from the kitchen. This is well fitted with a gas hob and electric oven, a good range of work surfaces and a door to the side. The main bedroom has an en suite shower room, whilst the second bedroom ahs a very useful walk in wardrobe. The 3 piece bathroom has a white suite.

The Park Home is on a level plot with a useful off road parking space. There is a garden area which requires some cultivation but should be be ideal for a keen gardener to place their own mark on what is a blank canvass. Many of the gardens here offer a splendid show.

The park is a quiet area arranged around a gently sloping, single road which serves all the Park Homes. There is vehicular access from First Field Lane, opposite the Cricket Ground, ideal for the cricket enthusiast. There is pedestrian access to the bottom of Hilton Park where there a gate to Hordens Bridge, over the river Caen. This is a convenient pedestrian route which takes you to the village centre and it's amenities.

- Services**
All Mains Connected
- Council Tax band**
A
- EPC Rating**
- Tenure**
Leasehold £300.69 PCM Inc.
Water And Drainage
Reviewed yearly on 1st July

Viewings
Strictly by appointment through
Phillips, Smith & Dunn Branton
branch on
01271 814114

