

SEABREEZE, Sea Lane, Ingoldmells.

£65,000



 **2**

 **1**

 **1**



- **PARK HOME (50 and over)**
- **2 Bedrooms**
- **Garden**
- **Recent Insulation Re- Render**
- **Close to shops/restaurants**

- **Walk-in Bath**
- **Astro turf for easy maintenance**
- **Greenhouse/2 metal sheds**
- **Lines open 8am-8pm(7 Days a Week)**



OXFORD FAMILY ESTATES are pleased to bring to the market this 2 bedroom park home on SEABREEZE PARK (for people aged 50 and Over). Set in the vibrant area of Ingoldmells this park home is close to one of the main shopping areas in this location.

Enter the property through a wooden picket gate, a slabbed area leads to a set of steps with wrought iron railings up to the front door. The park home benefits from being re-rendered with an insulating textured finish.

On entering the park home there is a mini-porch with a further Upvc half glazed door that leads into the hallway

Hallway

The hallway has all doors to rooms off it, there is also a radiator and a small storage/airing cupboard.

Lounge 4.16m x 3.34m max(13'7" x 10'11")

With an 8 pane glass wooden door leading into the lounge it has a Upvc bow window to the front elevation and a further Upvc window to the side elevation with a radiator under. An arched fireplace houses a wooden fire surround fitted with an electric coal effect fire.

Bedroom 1 2.40m x 2.94m(7'10" x 9'7")

Upvc window to rear elevation with radiator under. There are built-in wardrobes and a dressing table.



Bedroom 2 (dressing room) 2.42m max x 2.92m(7'11" x 9'6") (main bedroom 2.28m x 2.44m)(7'5" x 8'0")

A sliding door leads into the dressing room area which has a Upvc window to the side elevation, there are fitted wardrobes and overhead storage cupboards. Bi-folding doors lead into the main bedroom area which has a Upvc window to the rear elevation with a radiator under.

Bathroom 1.67m x 1.47m(5'5" x 4'9")

The bathroom consists of a walk-in bath with a shower over under the Upvc window. A radiator is next to the corner hand basin and a low level wc.

Kitchen 3.93m x 2.83m max (12'10" x 9'3")

A wooden 8 pane glass door leads into the kitchen. With a range of wall and base units in a grey wood effect finish and dark grey granite effect worktops. A stainless steel extractor sits above the lpg gas hob and electric cooker. Under the Upvc window there is a stainless steel sink and drainer. A further Upvc bow window looks out onto the front elevation. The Upvc half glazed door leads out onto a set of steps with wrought iron railings leading to the side elevation.

Outside

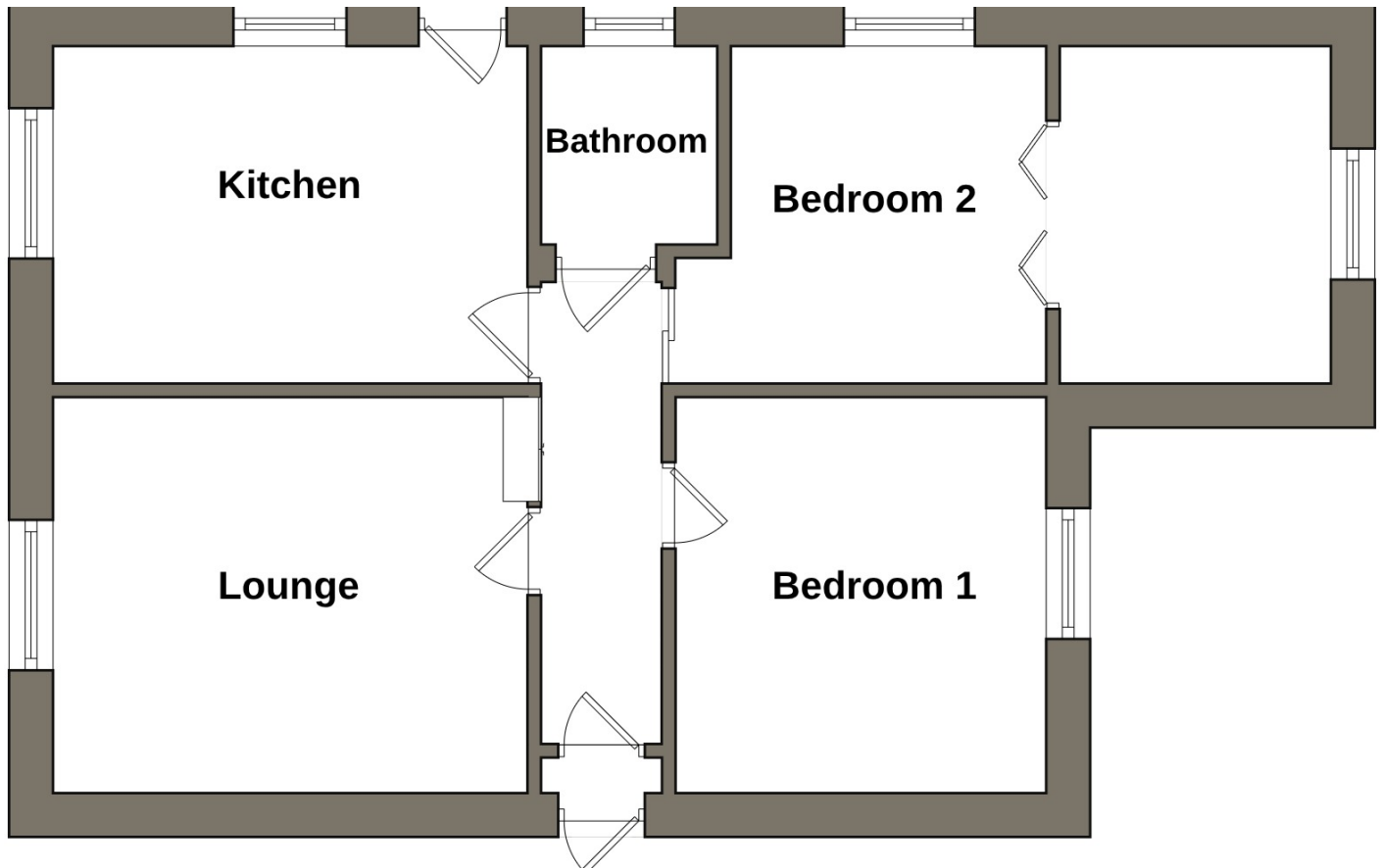
The property has a low Upvc fence with a gravelled area to the front. The sides are mostly laid to slabs, and at the rear there are 2 metal storage sheds with a further greenhouse set at the back of an astro turf lawn. A side gate and fence lead round onto the side of the park home.



Ingoldmells

Ingoldmells is a coastal village in an area that is very popular with the tourists. It has various parts to the village with the large grade 1 listed St Peter & St Pauls church at the centre with many local shops including a Tesco express, chemist, cafes, restaurants, pubs, village hall and a primary school.

Heading down towards the sea front in Ingoldmells is the very well known Fantasy Island with its local market and further shopping outlets.



Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.