

Paul Mason Associates



East End Road, Bradwell-On-Sea, Southminster, CM0 7PP

Offers invited £29,500

- No Onward Chain
- Waterside Location
- Two Parking Spaces
- Open Plan
Lounge/Kitchen/Dining Area
- Three Bedrooms
- Family Bathroom & Shower
Room & Cloakroom
- Central Heating
- Clubhouse On Site
- Pet-Friendly
- 12 Month Leisure Licence

Priced to Sell

No Onward Chain...This well presented three bedroom park home has the benefits of all year round living. The property is located in Bradwell-on-Sea within the Dengie Peninsula. The property is central to the Marina, nature walks, iconic landmarks including the Chapel of St Peter and local amenities. The accommodation includes a spacious open plan lounge, kitchen and dining area, bedroom one with en-suite, two further bedrooms, shower room and cloakroom. Externally, the property is set back from the road with parking for two vehicles. There is a spacious composite decked area to the front. Viewing comes highly recommended to appreciate the size on offer.

Awaiting

Floorplan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

ACCOMMODATION

Open Plan Lounge/Kitchen/Diner

5.6m x 3.9m (18'4" x 12'9")
Double glazed windows to front and rear. Double glazed French doors leading to decked seating area. Electric fireplace. Storage cupboard housing combi boiler. Radiator.

Kitchen Area

Modern grey units fitted to eye and base level with stone effect work surfaces and matching upstands. Inset sink and drainer. Integrated four ring gas hob, double electric oven, fridge-freezer, dishwasher and microwave. Wood effect flooring.

Bedroom One

3.3m x 3.1m (10'9" x 10'2")
Double glazed window to side. Built in wardrobes. Radiator. Doors to :-

En-Suite

Obscure double glazed window to front. Three piece suite comprising large shower cubicle with attachments, vanity wash hand basin and low level WC. Wood effect flooring. Radiator.

Hallway

Doors to :-

Bedroom Two

2.4m x 2.0m (7'10" x 6'6")
Double glazed window to front. Built in storage cupboard. Radiator.

Bedroom Three

2.2m x 1.8m (7'2" x 5'10")
Double glazed window to rear. Built in storage cupboard. Radiator.

Shower Room

Obscure double glazed window to front. Large shower cubicle with attachments. Wood effect flooring. Radiator.

Cloakroom

Obscure double glazed window to rear. Vanity unit with inset sink. Low level WC. Wood effect flooring. Radiator.

Externally

Composite decked seating area. Additional patio seating area to front. Access to entrance door. Outside lighting. Parking for two cars.

The Park

THE PARK

This 12 month leisure development is set in the middle of the beautiful Essex countryside, with well spaced lodges with lovely garden areas.

There is no age restriction and the park is pet friendly. Owners can also enjoy the on-site Clubhouse which is licensed and serves food. There is also a laundry room, 24 hour CCTV, and a dog play area. The park is 1.3 miles away from Bradwell Beach, there is a bus stop at the entrance, and a pub within walking distance.

Site Fees

Site fees is approximately £5,000 per annum.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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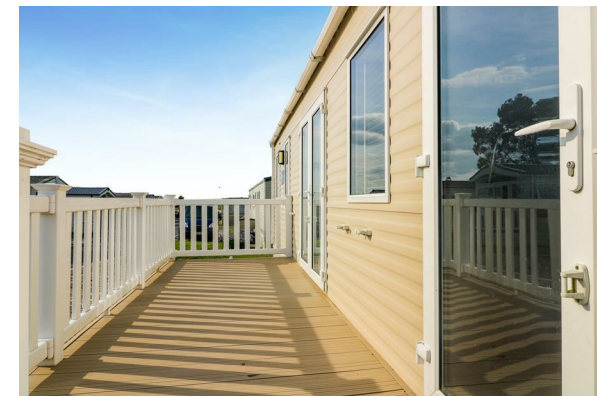
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