



**Sea Breeze Park, Queen Street,  
Seaton Carew, TS25 1AJ  
2 Bed - Detached Park Home  
£59,995**

**Council Tax Band: A  
EPC Rating: Exempt  
Tenure: Freehold**



**\*\*\* WAS £65,000 \*\*\*** A low maintenance **TWO BEDROOM** detached park home in a popular part of Seaton Carew, close to the seafront. Sea Breeze Park (formerly known as Elm Tree Park) is situated just off Queen Street and is within an easy stroll of the promenade. The park itself features a fully licensed clubhouse which remains a popular destination for residents to socialise and engage, whilst being conveniently located for amenities and transport links. Park homes are an ideal purchase for those wishing to enjoy all the features and benefits of a conventional home, whilst becoming part of a friendly close-knit community, with added security and peace of mind. An ideal retirement/semi-retirement property with features including gas central heating via a combination boiler which was installed in June 2020 and uPVC double glazed throughout. The floor plan briefly comprises entrance hall, comfortable lounge with two windows giving plenty of natural light, good size kitchen/breakfast room which has been fitted with 'oak' style units and has space for appliances with French doors leading to the side area, two bedrooms and to complete the accommodation is a modern shower room/WC which incorporates a three piece suite and chrome fittings. Externally are low maintenance surrounding gardens, with a driveway providing secure parking, whilst two useful storage sheds are included in the asking price.





## ENTRANCE HALL

Accessed via uPVC double glazed side entrance door, built-in storage cupboard, fitted carpet, single radiator.

## LOUNGE

11'8 x 11'4 (3.56m x 3.45m )

Two windows giving plenty of natural light, uPVC double glazed door to side garden, fitted carpet, wall mounted television point, convector radiator.

## GOOD SIZE KITCHEN/BREAKFAST ROOM

12'8 x 11'8 (3.86m x 3.56m )

Fitted with a range of 'oak' style base, wall and drawer units with complementing working surfaces incorporating an inset one and a half bowl single drainer ceramic sink unit with mixer tap, space for appliances including recess with gas cooker point and recess with plumbing for washing machine, tiling to splashback, breakfast bar area with radiator below, built-in cupboard housing wall mounted Ideal Logic gas combination boiler which was installed in June 2020, French doors to side garden.

## BEDROOM ONE

11'8 x 7'9 (3.56m x 2.36m )

uPVC double glazed window, fitted carpet, convector radiator.

## BEDROOM TWO

9'00 x 4'11 (2.74m x 1.50m )

uPVC double glazed window, fitted carpet, convector radiator.

## SHOWER ROOM

Fitted with a three piece white suite comprising: corner shower cubicle with sliding doors and Triton electric shower fitting, pedestal wash hand basin, close coupled WC, low maintenance PVC panelling to walls and ceiling, uPVC double glazed window to the side aspect, convector radiator.

## EXTERNALLY

The park home has pebbled gardens to four sides for ease of maintenance, with a driveway for off street car parking. Two garden stores are located at the rear and included in the asking price.

## LOCATION

The property occupies a pleasant position on the park, backing onto Queen Street and within easy walking distance

of the seafront. Local shops and amenities can be found along the front and close by on Elizabeth Way, whilst local bus routes and Seaton Carew train station are also easily accessible.

## NB 1

Prospective buyers must be aged 50 years or over. There is also a maintenance charge/ground rent, details given to a prospective purchaser.

## NB 2

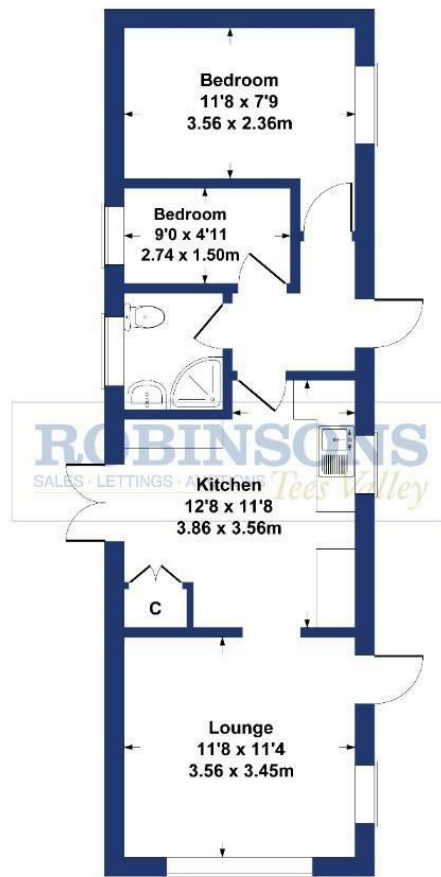
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.





## Sea Breeze Park, Hartlepool

Approximate Gross Internal Area  
509 sq ft - 47 sq m



All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE  
Tel: 01429 891100  
hartlepool@smith-and-friends.co.uk  
www.smith-and-friends.co.uk

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