



**Sea Breeze Park, Queen Street, Seaton
Carew, TS25 1FJ
2 Bed - Detached Park Home
£125,000**

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



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Sea Breeze Park, Queen Street Seaton Carew, Hartlepool, TS25 1FJ

*** REDUCED *** A stunning detached park home offering modern, fully furnished accommodation ready for immediate occupancy. The spacious and well proportioned rooms make it an ideal purchase for those looking to downsize without compromising on space and style, with a generous open plan lounge/dining room, two double bedrooms and two shower rooms. The home is neutrally decorated, boasts modern fixtures and fittings, vaulted ceilings, gas central heating boiler and uPVC double glazing.

Designed to the popular 'Kingswood' style by Wyldcrest Parks. The layout comprises: entrance porch, open plan lounge and dining area, modern kitchen with integrated appliances and additional side access door, inner hall, two double bedrooms with wardrobes, the master further benefitting from an en-suite shower room, bedroom two is served by the main shower room. Externally are low maintenance surrounding gardens, with a block paved driveway allowing secure parking.

Sea Breeze Park is an over 50s, pet friendly residential park, located in a popular part of Seaton Carew, within a short stroll of the seafront/promenade. The park features an onsite club house, visitors parking, easy access to amenities and regular bus service close by. 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. Offered with NO CHAIN.









ENTRANCE PORCH

5'7 x 4' (1.70m x 1.22m)

Accessed via uPVC double glazed side entrance door, coving, panelling and spotlighting to ceiling, cloaks rack, convector radiator.

OPEN SITTING & DINING AREA

19'3 x 18'4 (5.87m x 5.59m)

SITTING AREA

Offering a high degree of natural light with four uPVC double glazed windows, modern wall mounted electric fire, fitted carpet, panelling and coving to ceiling, two convector radiators.

DINING AREA

Additional uPVC double glazed window to the side aspect, 'parquet' effect vinyl flooring, coving and panelling to ceiling, archway in to the kitchen.

KITCHEN

9'6 x 10'2 (2.90m x 3.10m)

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and contrasting work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and three speed extractor hood over, all finished in brushed stainless steel with matching splashback, integrated fridge/freezer, integrated dishwasher, integrated washing machine, concealed Vaillant Eco Tec Pro 28 boiler, 'parquet' style vinyl flooring, uPVC double glazed side door and window, cloaks rack, coving, panelling and inset spotlighting to ceiling, convector radiator.

INNER HALL

Fitted carpet, coving, panelling and inset spotlighting to ceiling, convector radiator.

BEDROOM ONE

9'4 x 9'5 (2.84m x 2.87m)

A good size master bedroom which benefits from a uPVC double glazed window to the side aspect, fitted carpet, coving and panelling to ceiling, convector radiator.

DRESSING/WARDROBE AREA

Fitted wardrobes, dressing table, drawers and mirror, matching fitted carpet, panelling, coving and spotlighting to ceiling, convector radiator, access to:

EN-SUITE SHOWER ROOM/WC

4'11 x 6'6 (1.50m x 1.98m)

Fitted with a modern three piece suite and chrome fittings comprising: corner shower cubicle with chrome shower, pedestal wash hand basin with chrome mixer tap and vanity stand below, close coupled WC, modern panelling to splashback, coving, panelling and inset spotlighting to ceiling, 'parquet' style vinyl flooring, wall mounted vanity mirror, shaver point, uPVC double glazed window to the side aspect, convector radiator.

BEDROOM TWO

9'5 x 9' (2.87m x 2.74m)

uPVC double glazed window to the side aspect, fitted wardrobes, carpet, coving and panelling to ceiling, convector radiator.

SHOWER ROOM/WC

5'7 x 6'11 (1.70m x 2.11m)

Fitted with a modern three piece suite, the bath being replaced with a large walk-in shower with overhead chrome shower and separate attachment, protective sliding glass shower screen, pedestal wash hand basin with chrome mixer tap and vanity cabinet below, close coupled WC, modern panelling to splashback, 'parquet' style vinyl flooring, coving, panelling and inset spotlighting to ceiling, shaver point, wall mounted vanity mirror, convector radiator.

EXTERNALLY

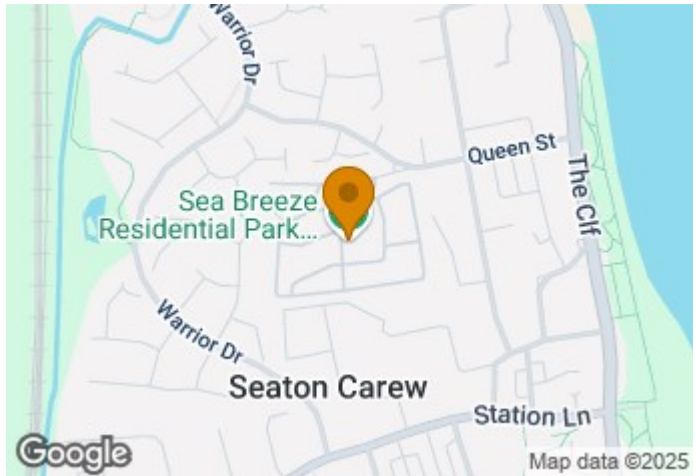
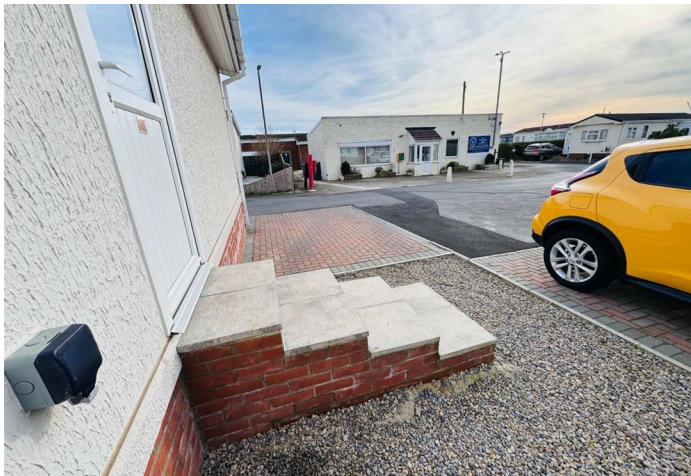
The property features low maintenance surrounding gardens, with a block paved driveway allowing secure parking.

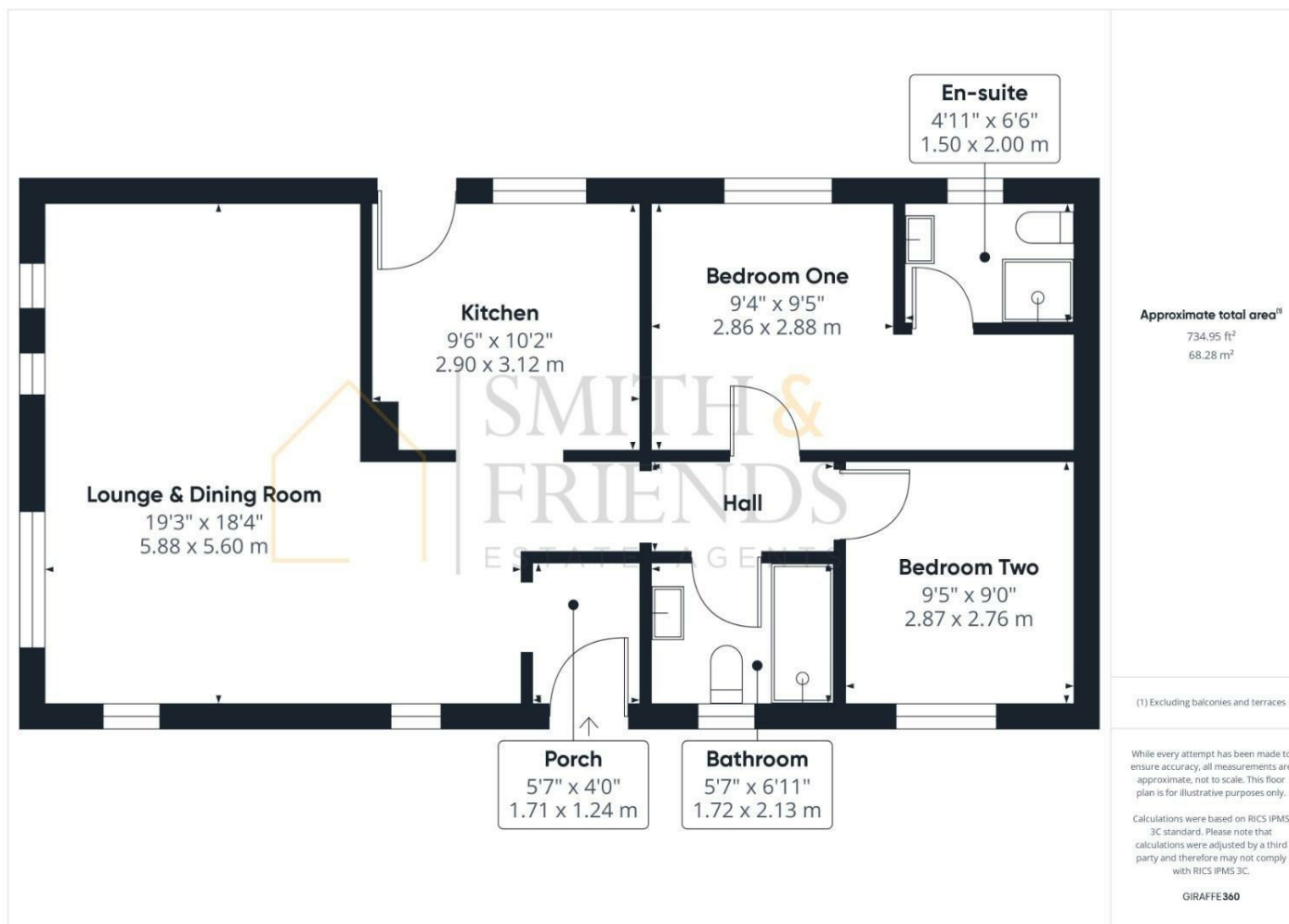
NB 1

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

NB

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.





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 Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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