

# Paul Mason Associates



Canney Road, Steeple, CM0 7RS

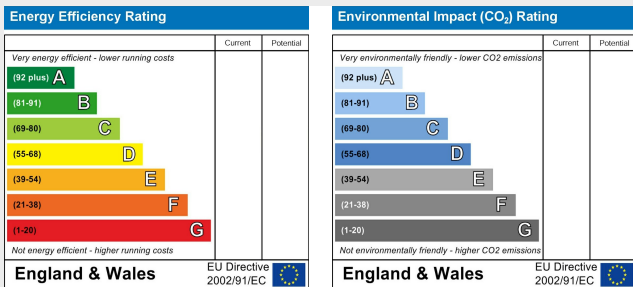
Guide price £119,995

- 2024 Free Pitch Fees
- Clubhouse On Site
- Central Heating
- Open Plan  
Lounge/Kitchen/Dining Area
- Shower Room
- Three Bedrooms
- Full Use Of Facilities
- Waterside Location

The Abi Ticehurst offers free site fees for 2024 within the purchase price. This 40ft x 13ft is a ex demo model 2023. This three bedroom holiday home features an open plan lounge, kitchen and dining area, three bedrooms, shower room and En-suite w/c.

Steeple Bay Holiday Park boast an array of fantastic amenities including an onsite restaurant and bar, an onsite shop, a heated outdoor swimming pool, an adventure playground with an amusement arcade, there is a paddling pool for the younger guests, an onsite launderette plus super-fast WIFI. Another priceless feature is the estuary views and large communal grounds.

The medieval town of Maldon is nearby with lots of shops and great restaurants to discover. Steeple Bay Holiday Park sits along the banks of the Blackwater Estuary with beautiful unspoiled views. Viewing comes highly recommended to appreciate the size on offer.



## Distances

Ormiston Rivers Academy - 5.3 miles

Southminster Railway Station - 3.5 miles

Burnham-on-Crouch - 6 miles

Southend (London) Airport - 23.2 miles

(All distances are approximate.)

## Accommodation

### Ground Floor

#### Kitchen/Lounge/Diner

5.9 x 3.7 (19'4" x 12'1")

Obscure part glazed entrance door to side. Windows to front and sides. French doors to front. Modern wooden units fitted to eye and base level with stone effect work surfaces and matching upstands. Inset sink and drainer. Double oven with four ring hob and extractor hood over. Integrated fridge-freezer, dishwasher, microwave and washing machine. Tile effect floor to kitchen and dining areas. Feature electric fireplace. Radiator.

#### Hallway

Cupboard housing boiler. Doors to:-

### Bedroom One

3.4m x 2.3m (11'1" x 7'6" )

Window to side. Fitted wardrobe and dressing table. Radiator.

### Shower Room

1.4 x 0.7 + shower cubicle (4'7" x 2'3" + shower cubicle)

Obscure window to side.

Shower cubicle with attachments, low level WC and vanity wash hand basin. Heated towel rail. Stone effect flooring. Extractor fan.

### Cloakroom

1.2m x 0.6m (3'11" x 1'11")

Obscure window to side. Low level WC and pedestal wash hand basin. Radiator. Extractor fan.

### Bedroom Two

2.5m x 1.8m (8'2" x 5'10")

Window to side. Fitted wardrobe. Radiator.

### Bedroom Three

1.8m x 1.7m (5'10" x 5'6")

Window to side. Fitted storage cupboard. Radiator.

### 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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