

Paul Mason Associates



Canney Road, Steeple, CM0 7RS

Guide price £169,995

- 2024 Free Pitch Fees

- Clubhouse On Site

- Central Heating

- Open Plan

Lounge/Kitchen/Dining Area

- Two Bedroom

- Dressing Room

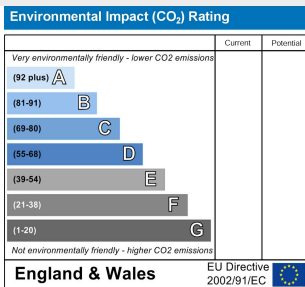
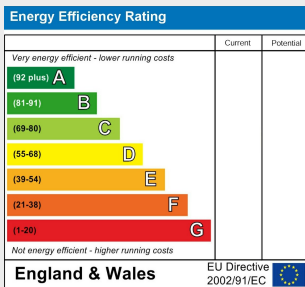
- Full Use Of Facilities

- Waterside Location

The Swift Edmonton offers free site fees for 2024 within the purchase price. This 40ft x 20ft is a ex demo model 2023. This two bedroom holiday home features an open plan lounge, kitchen and dining area, utility room, two bedrooms, dressing room, family bathroom 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

Entrance Hall

2.3m x 1.0m (7'6" x 3'3")
Obscure double glazed door to side. Tile effect flooring. Door to :-

Utility Room

2.0m x 1.0m (6'6" x 3'3")
Pocket sliding door. Fitted coat and shoe storage bench. Wall mounted boiler. Washer/dryer. Extractor fan. Tile effect flooring.

Lounge/Kitchen/Diner

5.8m x 5.8m (19'0" x 19'0")
Windows to sides. Modern white units fitted to eye and base level. Inset sink and drainer. Wood effect work surfaces. Integrated double oven, four ring hob, extractor hood over, microwave, dishwasher and fridge-freezer. Matching island with breakfast

bar and cupboard space. Three radiators. Tile effect flooring to kitchen/dining areas. Feature fireplace with inset electric firer. French doors opening to composite decked seating area with glass borders.

Bedroom One

3.0m x 2.8m (9'10" x 9'2")
Full height window to side. Fitted dressing table. Radiator.
Opening to :-

Dressing Room

Two fitted wardrobes. Fitted shelving unit. Door to :-

En-Suite

2.6m x 1.0m (8'6" x 3'3")
Obscure window to side.
Shower cubicle with attachments, low level WC and vanity wash hand basin. Fitted shelving. Heated towel rail. Extractor fan. Tile effect flooring.

Bedroom Two

3.2m x 2.8m (10'5" x 9'2")
Window to side. Two fitted wardrobes. Fitted dressing table. Radiator.

Bathroom

2.0m x 2.0m (6'6" x 6'6")
Obscure window to side.
Panelled bath with shower attachments, low level WC and

vanity wash handbasin. Heated towel rail. Tile effect flooring. Storage cupboard.

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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