



NO ONWARD CHAIN
Situating within a quiet and well-maintained over-50s residential development, this well-presented park home offers comfortable and well-proportioned accommodation, together with low-maintenance living.

The property is approached via a raised, covered decked seating terrace to the side, leading into an entrance hall with useful built-in storage. From here, there is access to a bright, dual-aspect kitchen/breakfast room, which in turn leads through to a front-facing living room enjoying plenty of natural light. The accommodation also includes a well-proportioned double bedroom positioned at the rear of the property, together with a modern shower room.

Externally, the property benefits from attractive wrap-around gardens and the covered seating terrace, providing an ideal space for relaxing and entertaining outdoors. There is also off-road parking for one vehicle to the side, while residents and visitors have the added benefit of a communal parking area conveniently situated at the heart of the development.

Viewing is strongly advised to fully appreciate the accommodation, setting and low-maintenance lifestyle on offer.

TENURE, COUNCIL TAX & FEES:

Fully Residential, No Pets. No Children. Over 50s Only.
The Vendor advises the Ground Rent is £150 a month including water bill. No increase planned
Please note that the site fee (also known as pitch fee, or ground rent) is subject to change and reviewed annually. Ground rent can only be increased in line with the Consumer Price Index. For more information, please get in touch.
Tenure: Virtual Freehold
Virtual Freehold means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable. Please consult a solicitor for further information.
Council Tax Band: A

NOTE: The information in this property listing is correct to the best of our knowledge. We recommend any potential purchaser is aware of all details including park rules and conditions before sale completion. We also recommend consulting the Mobile Homes Act 2013 for conditions of any future sale of this property.

VILLAGE OF ALTHORNE:

Althorne is a small village which benefits from a railway station with direct trains to London Liverpool Street (at peak times), a village pub, church and two vineyards with cafe facilities. The nearby towns of South Woodham Ferrers, Maldon and Burnham-on-Crouch provide a good range of shopping, educational and recreational facilities. Burnham-on-Crouch is a riverside town renowned for its long established yacht clubs and marina and the historic market town of Maldon offers an array of restaurants, public houses, shops, waterside public houses and the famous Promenade Park.

AGENTS NOTES:

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness

of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

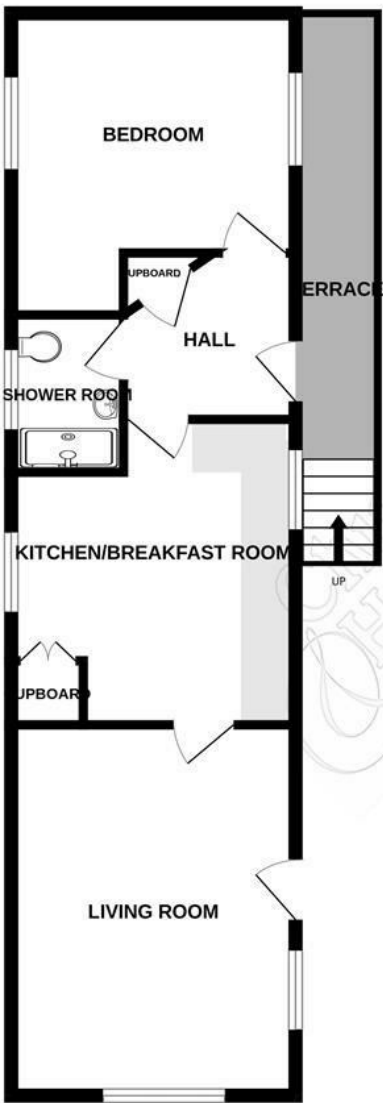
In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per person (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



Whilst every attempt has been made to ensure the accuracy of the floorplan of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any omission or mis-statement. This plan is for illustrative purposes only and is not to be relied upon for any purpose. The services, systems and appliances shown have not been tested and their operation or efficiency can be given no guarantee. Made with Metropix ©2026