

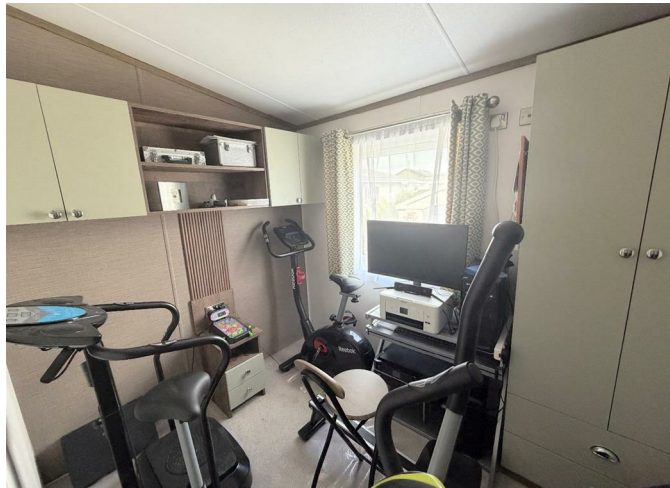


**Sea Breeze Park, Queen Street, Seaton Carew,  
TS25 1FJ  
2 Bed - Bungalow - Detached  
£115,000**

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



**SMITH &  
FRIENDS**  
ESTATE AGENTS



## **Sea Breeze Park, Queen Street, Seaton Carew, TS25 1FJ**

Smith and Friends are delighted to bring to the market this detached park home on Sea Breeze Park in a popular part of Seaton Carew, close to the seafront. Designed to the popular 'Regal Harrington' with high specification accommodation including modern kitchen, bathroom and en-suite shower room to the master bedroom. The home is warmed by gas central heating and features uPVC double glazing. Sea Breeze Park (formerly known as Elm tree Park) is situated just off Queen Street and 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.

The Regal Harlington layout comprises: entrance hall with double cloaks cupboard, generous open plan lounge, dining area and kitchen being fitted with quality units which includes a range of built-in and free standing appliances; the hall provides further access to both bedrooms with fitted wardrobes, the master bedroom benefitting from a modern en-suite shower room, whilst bedroom two has use of the main shower room. Externally are low maintenance surrounding gardens, with a block paved driveway for secure parking.

### **ENTRANCE HALLWAY**

uPVC double glazed glass panelled door, storage cupboard, access to all rooms.

### **OPEN PLAN LOUNGE/DINING/KITCHEN**

#### **LOUNGE AREA**

uPVC double glazed French doors with side panels, radiator.

#### **DINING/KITCHEN AREA**

Fitted with a range of modern wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, other integrated appliances include microwave, dishwasher, washing machine and fridge/freezer.

#### **BEDROOM 1**

Built-in wardrobes, radiator.

#### **EN-SUITE**

White and chrome suite with walk-in shower, wash hand basin and low level WC.

#### **BEDROOM 2**

uPVC double glazed window, built-in wardrobes, radiator.

#### **SHOWER ROOM/WC**

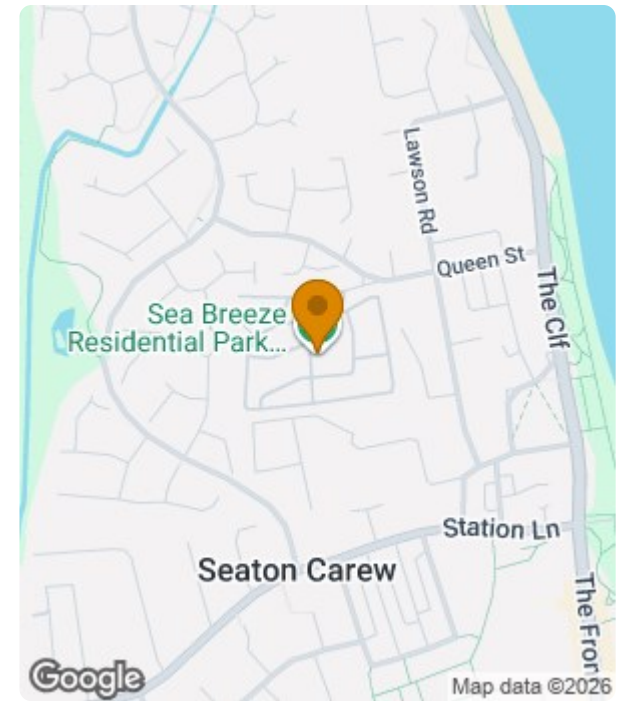
White and chrome suite with walk-in shower, wash hand basin and low level WC.

#### **EXTERNALLY**

Externally are low maintenance surrounding gardens, with a block paved driveway for secure parking.

### **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.

106 York Road, Hartlepool, TS26 9DE

Tel: 01429 891100

[hartlepool@smith-and-friends.co.uk](mailto:hartlepool@smith-and-friends.co.uk)

[www.smith-and-friends.co.uk](http://www.smith-and-friends.co.uk)

