



* GUIDE PRICE £250,000 to £275,000 * DOUBLE WIDTH HOME , 1000 SQFT * TWO RECEPTIONS / TWO BATHROOM / TWO BEDROOM * PRIVATE GARDEN * PARKING SPACE * FULLY MODERNISED / CUSTOM BUILT BY OMAR HOMES * Bear Estate Agents are pleased to bring to market this spacious two-bedroom, double-width park home, ideally located in Hullbridge close to the River Crouch. Outside, the property benefits from off-street parking and its own private garden, offering a pleasant space to relax and enjoy the surroundings. Exclusive over 55's park with only 34 homes!

Modernised throughout, the home features a huge lounge-diner and a well-presented kitchen. There are two spacious bedrooms, with the main bedroom benefiting from an ensuite bathroom, an additional bathroom as well as a separate study that is ideal for working from home. Offering generous accommodation in a peaceful setting, this is a wonderful home in a popular riverside location

- 1000Sqft
- Garden space
- Large lounge diner
- Off street parking
- Double two bedroom park home
- Modernised throughout
- Study
- Ensuite to bedroom one
- Close to the river crouch

Halcyon Park, Pooles Lane, Hullbridge, Essex,

£250,000 - £275,000

Guide Price



Halcyon Park, Pooles Lane, Hullbridge, Essex,



Hallway

UPVC door with obscured window centre to side. Two ceiling mounted light fittings, wall mounted radiator, two single and one double integrated storage cupboard with wooden flooring throughout. Additional access to loft hatch.

Living area

19'8 x 11'0

Two ceiling mounted light fittings, double window to side and window to front, wall mounted radiator, electric fire placed with decorative surround and carpeted throughout.

Dining area

8'2 x 10'8

Ceiling mounted light fitting, bay window to front, wall mounted radiator, air-conditioning unit and carpeted throughout.

Kitchen

12'8 x 7'9

Ceiling mounted light fitting, double window to side and tile effect flooring throughout. Range of wall and floor mounted units including integrated oven with separate gas hob and extractor fan overhead, integrated fridge/freezer, integrated dishwasher and integrated sink with dryer unit.

Utility room

5'5 x 9'3

Ceiling mounted light fitting, UPVC door to side with obscured window centre, wall mounted radiator and tile effect flooring throughout. Wall and floor mounted units including space for Washing machine machine and tumble dryer.

Bathroom

6'6 x 6'3

Ceiling mounted light fitting, obscured window to side, wall mounted radiator, bath, wash hand basin, low-level WC and tile effect flooring throughout.

Bedroom one

9'3 x 12'3

Ceiling mounted light fitting, double window to side, wall mounted radiator, fitted wardrobes to one wall and carpeted throughout. Access to en suite.

Ensuite

Ceiling mounted light fitting with additional spotlights to shower area, obscured window to side, heated towel rail, wash hand basin with storage, low-level WC, walk-in double shower unit and tile effect flooring.

Bedroom two

10'10 x 9'4

Ceiling mounted light fitting, double window to side, wall mounted radiator, fitted wardrobes to one wall and carpeted throughout.

Office

6'3 x 5'0

Ceiling mounted light fitting, window side, wall mounted radiator and carpeted throughout.

Frontage

Block paved driveway for one vehicle to front. Paved pathway then Leeds to front door and rear garden area.

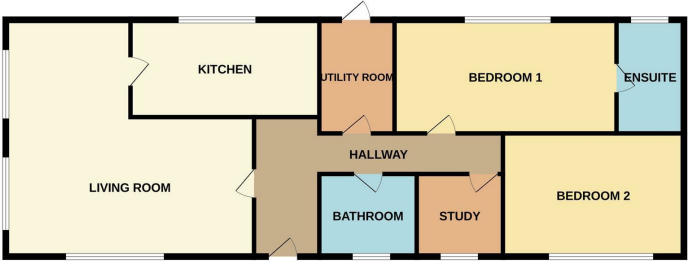
Rear garden

Paved patio area leads to concrete base shed. Composite daughter front and fitted with lighting and power. Further leading to Astroturf garden area to rear.



Floor Plan

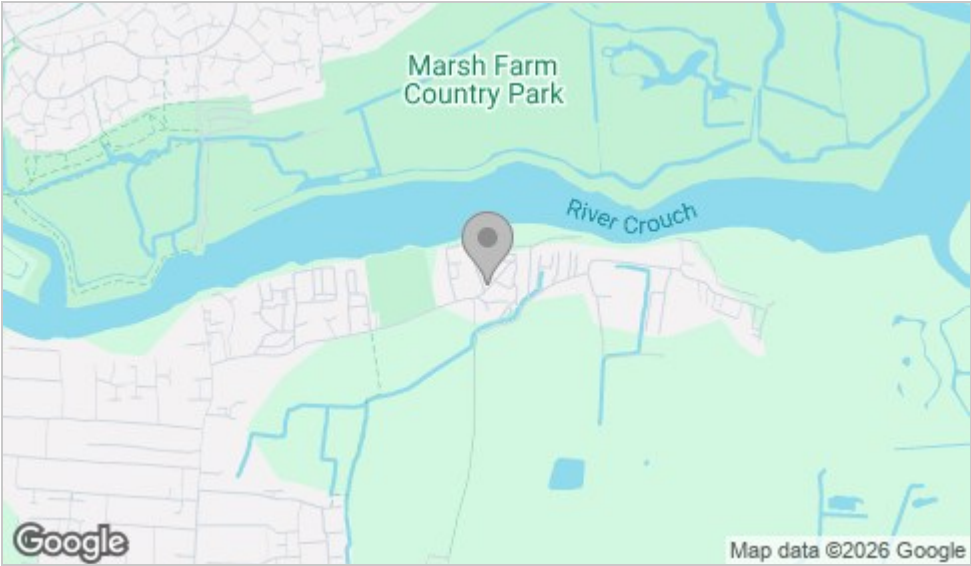
GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should not be relied upon for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Viewing

Please contact our Hockley Office on 01702 416476 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

11 Main Road, Hockley, Essex, SS5 4QY

Office: 01702 416476 hockley@bearestateagents.co.uk <https://www.bearestateagents.co.uk>

Energy Efficiency Graph

