

£149,950  
Leasehold



South Coast Road,  
Peacehaven, BN10 8UR



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The Park is a well established site and has an AGE RESTRICTION OF OVER 55's. THIS PROPERTY IS NOT SUITABLE FOR MORTGAGE PURPOSES and benefits from NO CHAIN.

Situated in the popular and sought after Tudor Rose Park in an ideal location and close to the entrance is this good size 2 bedroom park home with its own Parking Space. This is one of the larger designed homes and features a bathroom and an En-suite shower room as well as a spacious kitchen/dining room with a separate utility room.

Outside the property benefits from gardens to all sides and a feature pond, there is also a useful storage shed. The park home is well presented and could benefit from some updating.

There are local shops close by and bus stops for services into Brighton City Centre and Newhaven.

Pitch fees £210.65 pcm (excluding water rates)

In accordance with the Estate Agents Act 1979 the owner of this property is related to an employee of Maslen Land & New Homes.

To arrange a viewing please call 01273 321000 or email [sharon.maslen@maslen.co.uk](mailto:sharon.maslen@maslen.co.uk)



### Front door

upvc front door leading to

### Hall

With doors leading to the Kitchen/Dining Room and Living Room. Radiator. Good size storage cupboard housing a Worcester boiler, electric fuse box and electric meter.

### Kitchen/Dining Room

Kitchen Area: Fitted with a range of wall and base units with roll edge worksurfaces over, uPVC double glazed window overlooking the garden and pond with attractive leaded light design, stainless steel single drainer sink unit with mixer tap, fitted electric oven, inset gas hob with extractor over, space for fridge/freezer, door to utility room, breakfast bar. Radiator. The Dining area has two uPVC double glazed windows with attractive leaded light design looking out on to gardens. Space for dining table and chairs, radiator. multi paned doors lead into the hallway.

### Utility Room

Fitted with wall and base units with roll edge worksurface over, space for washing machine and space for tumble dryer, uPVC double glazed door to garden. Stainless steel single bowl sink with mixer tap. Radiator.

### Living Room

A spacious and bright room with uPVC double glazed windows with attractive leaded light design to the front and side. Feature fire place. Feature beams. Door to

### Inner Hallway

Doors to bathroom and bedrooms, radiator.

### Bedroom

uPVC double glazed window with attractive leaded light design. Radiator. Fitted wardrobes.

### Bathroom

Range of bathroom fittings comprising; Panelled bath with tiled splashback, low level WC, pedestal wash hand basin with tiled splashback. Radiator. uPVC double glazed window with frosted glass and attractive leaded light design.

### Master Bedroom

uPVC double glazed window overlooking gardens with attractive leaded light design, radiator, fitted drawer units and bedside cabinets, walk in wardrobe with hanging rails and door to

### En-Suite Shower Room

Range of bathroom fittings comprising; pedestal wash hand basin, low level WC, shower cubicle. uPVC double glazed frosted window with attractive leaded light design. Radiator.

### Outside

The Park Home is surrounded by lawn areas with mature plants and shrubs and a feature pond, to the front there is a path which continues around to the side where there is a storage shed. Outside water tap. Within a short distance, the park home will have its own PARKING SPACE

### V2







maslen

### Floor Plan

Approx. 72.3 sq. metres (778.5 sq. feet)



Total area: approx. 72.3 sq. metres (778.5 sq. feet)

### IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

### IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor.

Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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