



Halcyon Park, Pooles Lane | Hullbridge | Hockley | SS5 6QA

Offers Over £175,000

bear
Estate Agents

Bear Estate Agents is happy to welcome this beautifully modernised one double bedroom park home that offers comfortable and stylish living in a sought-after location. The property features a spacious lounge with an elegant electric fireplace, creating a warm and inviting atmosphere. Outside, the wrap-around garden provides plenty of space to relax and entertain, while enjoying the stunning views across the River Crouch. Perfect for those seeking a peaceful setting with modern conveniences.

- One Double Bedroom Park Home
- Spacious Lounge With Electric Fireplace
- Beautiful Views Of The River Crouch
- Wraparound Garden
- Modernised
- Off street parking

Lounge

13'7 x 12'1 (4.14m x 3.68m)

Carpet throughout, feature electric fireplace, double glazed window to the rear aspect, double glazed French doors to the rear aspect leading onto the balcony, double glazed bay window to the side aspect, radiator and pendant ceiling light.

Kitchen

11'11 x 11'7 (3.63m x 3.53m)

Laminate floors throughout, White kitchen top and base level units with laminate worksurface, integrated double oven, space for fridge freezer, four ring gas hob with extractor fan above, plenty of PowerPoint, double glazed window to both side aspects and space for dining table.





Bathroom

7'6 x 5'6 (2.29m x 1.68m)
Laminate flooring throughout, walk in electric shower, double glazed obscure window and partially tiled surrounds.

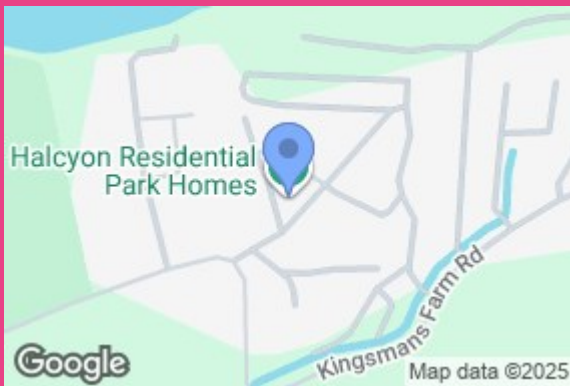
Bedroom

11'4 x 10'3 (3.45m x 3.12m)
Carpet throughout, integrated storage cupboards, double glazed bay window to the front aspect and pendant fan ceiling light.

Agents Notes

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Freehold
Council Tax Band - A
Pitch Fee - £284.43 per month



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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