



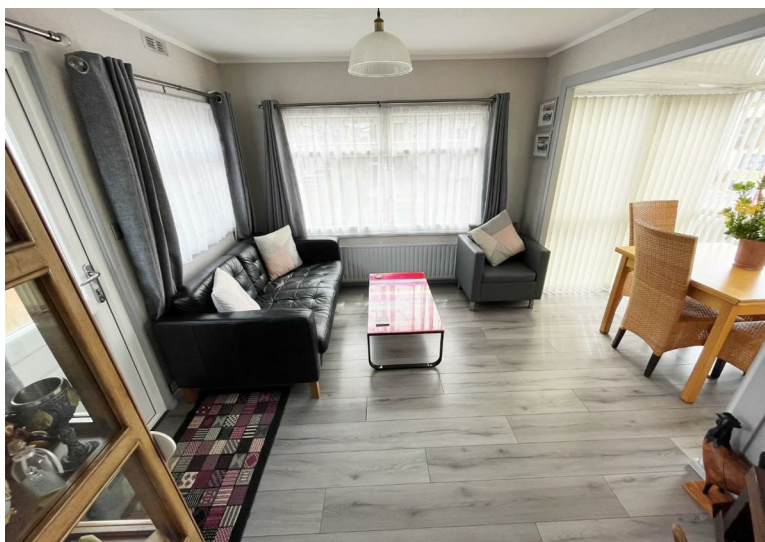
Sea Breeze Park, Queen Street, Seaton Carew, TS25 1AJ  
2 Bed - Park Home  
£72,950

Council Tax Band: A  
Tenure: Leasehold

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A recently modernised and upgraded two bedroom detached park home occupying one of the largest plots on Sea Breeze Residential Park. The home offers well presented accommodation which is complemented by a modern kitchen and shower room, whilst further benefitting from gas central heating and uPVC double glazing. The home has been enhanced by a sun room extension to the side and offers ample parking to the rear. An internal viewing comes highly recommended, whilst in brief the layout comprises: entrance hall with access into the modern kitchen which in turn leads through to the lounge and into the sun room which is currently used as a dining area, the hall also provides access to two bedrooms and the modern shower room incorporating a three piece suite and chrome fittings. Externally are well cared for and low maintenance surrounding gardens, with off street parking for up to four cars at the rear. Sea Breeze Residential Park is located in a popular part of Seaton Carew within a short distance of the seafront. The park itself features a fully licensed clubhouse and ample visitors parking. Park homes are an ideal purchase for a single person or those wishing to enjoy all the features and benefits of a conventional home with the added benefit of becoming part of a friendly close knit community with added security and peace of mind. An ideal retirement/semi-retirement property. **VIEWING RECOMMENDED.**









### ENTRANCE HALL

Accessed via uPVC double glazed side entrance door, modern laminate flooring, useful cloaks cupboard, single radiator.

### LOUNGE

10'6 x 9'9 (3.20m x 2.97m)

Enjoying a high degree of natural light with uPVC double glazed window to the front aspect, additional uPVC double glazed window and door to the side, modern laminate flooring, television point, double radiator, archway to:

### SUN ROOM/DINING AREA

9'11 x 5'3 (3.02m x 1.60m)

Matching laminate flooring, uPVC double glazed windows, panelling to ceiling.

### KITCHEN

9'9 x 9'3 (2.97m x 2.82m)

Fitted with a modern range of units to base and wall level with brushed stainless steel handles and complementing work surfaces incorporating an inset single drainer stainless steel sink unit with mixer tap, recess with free standing gas cooker included, recess with plumbing for washing machine, space for tumble dryer and free standing fridge/freezer, attractive panelling to walls, modern laminate flooring, uPVC double glazed windows to both sides, built-in storage cupboard, single radiator.

### BEDROOM 1

9'9 x 7'7 (2.97m x 2.31m)

uPVC double glazed window, modern laminate flooring, radiator.

### BEDROOM 2

8'2 x 7' (2.49m x 2.13m)

Built-in wardrobes with matching drawers, dressing area and overhead storage, uPVC double glazed window, modern laminate flooring, single radiator.

### SHOWER ROOM/WC

5'6 x 5'2 (1.68m x 1.57m)

Fitted with a modern three piece suite and chrome fittings comprising: corner shower, inset wash hand basin with chrome mixer tap and white gloss vanity cabinet below, close coupled WC, attractive panelling to walls and ceiling, modern laminate flooring, uPVC double glazed window.

### OUTSIDE

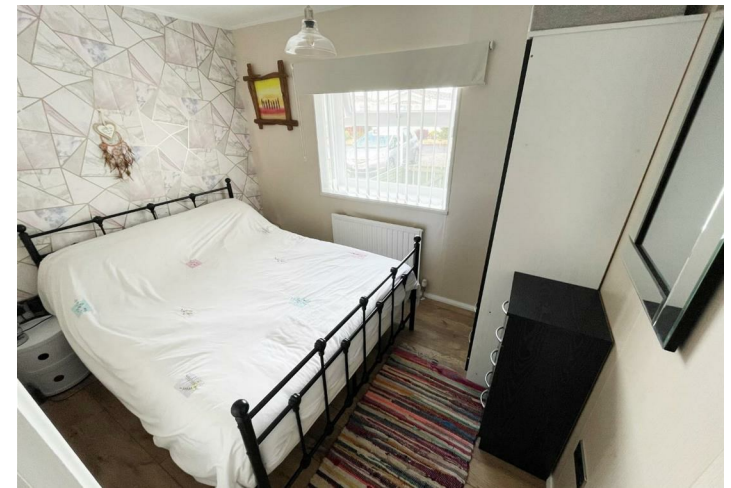
The property occupies a generous plot with surrounding gardens which should prove to be low maintenance with lawn, pebbled and decked areas, ideal for entertaining. Two useful storage sheds are included in the asking price, whilst a block paved area to the rear of the property provides ample off road parking.

### NB 1

Prospective buyers must be aged 50 years or over and are allowed one dog/other pets considered. There is also a maintenance charge/ground rent, details given to a prospective purchaser.

### NB 2

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.









## Sea Breeze Park

Approximate Gross Internal Area  
522 sq ft - 48 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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