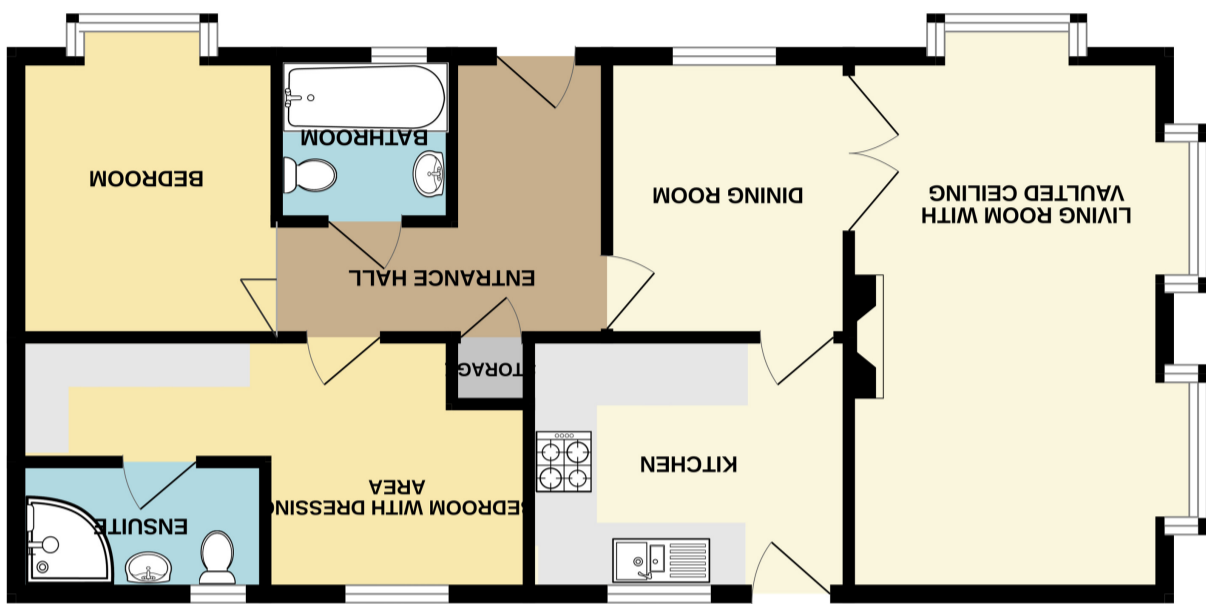


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA: 642 sq.ft. (59.6 sq.m.) approx.
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ACCOMMODATION
642 sq.ft. (59.6 sq.m.) approx.





ENTRANCE

Via external staircase with contemporary brushed steel balustrade to a composite entrance door with obscure double glazed lead light double glazed insert into L shaped hallway.

HALLWAY

6' 11" x 3' 7" EXTENDING TO 9'5" x 3' Contemporary clad ceiling with two ceiling light points. Mains wired smoke alarm. Built in storage cupboard for coats/shoes etc. Wall mounted central heating thermostat. Wall mounted panelled radiator. Carpeted throughout.

LIVING ROOM

17' 1" x 10' 1" (5.21m x 3.07m) Access from dining room via double opening doors with multi-panel glazed inserts. Feature vaulted clad ceiling with two ceiling light points. Three individual UPVC double glazed box-bay windows. Wall mounted double banked panelled radiator. Feature moulded fireplace with electric flame effect fire inset. Carpet laid throughout.

KITCHEN

10' 2" x 8' 2" (3.10m x 2.49m) Accessed via dining room. Clad ceiling with feature LED spotlights inset. Obscured double glazed back door opening to garden. UPVC double glazed window over sink area. Kitchen comprises of a range of wall mounted and base level kitchen cabinet units and drawers. Rolled edge worktops incorporating a four ring Gas hob with stainless steel splash back & corresponding extractor hood over. Integral oven & grill beneath worktop. Integral fridge/freezer. Integral washing machine. Stainless steel one and a half bowl sink unit with mixer tap and drainer inset. Wall mounted concealed Baxi boiler. Tiled flooring laid throughout.

DINING ROOM

8' 7" x 7' 8" (2.62m x 2.34m) From hallway with UPVC double glazed window to front aspect. Clad ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout. Doors off to kitchen and feature double opening doors to living room.

MAIN BEDROOM

9' 0" x 8' 3" (2.74m x 2.51m) UPVC double glazed Box-bay window to front aspect. Clad ceiling with ceiling light point. Wall mounted panelled radiators. Over head bed surround with dual wardrobes with space for King size bed. Carpet laid throughout.



GUEST BEDROOM WITH EN-SUITE

16' 4" max x 8' 2" max (4.98m x 2.49m) UPVC double glazed window to rear aspect. Clad ceiling with ceiling light point. Wall mounted panelled radiator. Wall mounted electricity fuse box. Fitted hanging rails and shelving to dressing area. Carpet laid throughout. Door to en-suite shower room.

BATHROOM

5' 7" x 5' 3" (1.70m x 1.60m) High level obscured UPVC double glazed window. Contemporary clad ceiling with ceiling mounted light point. Wall mounted extractor vent. Ceramic tiled walls at half height with chrome trim finish. Tiled flooring. Chrome heated towel rail. Wash basin inset to vanity storage unit with mixer tap. Mirror over with shaver point above. Panelled bath with mixer tap. Close coupled dual flush WC.

ENSUITE SHOWER ROOM

7' 11" x 4' 1" (2.41m x 1.24m) High level obscure UPVC double glazed window to rear aspect. Clad ceiling with ceiling light point. Wall mounted extractor vent. Ceramic tiled walls at half height with chrome finishing trim. Tiled flooring laid throughout. Chrome heated towel rail. Close coupled push flush WC. Pedestal wash basin with mixer tap. Wall mounted mirror and shaver point above. Corner shower cubicle with double opening shower doors. Thermostatic mixer shower inset.

SOUTH FACING PRIVATE GARDEN

Commences from kitchen with steps down to slabbed patio area extending around to the side of the property to an area with hard-standing for shed. Timber fenced boundaries and gated access to front driveway. External water tap and external power outlet.

OFF STREET PARKING

Independent driveway with an additional parking space opposite the property. There is also visitor parking bays upon arrival to Kingsleigh Park.

ADDITIONAL INFORMATION

EPC (energy performance certificate) - Non applicable for Park Homes. This site is designed for those of 45 years of age and above. Council Tax Band = A. Castle point Borough Council Site fee = Approx' £247pcm including water charges. Gas central heating operated via a modern Baxi' combi boiler - Mains Gas Supply.

