

# **BARRETT** ESTATES



**2 Horseshoe Lawns, SS5 6PL**

**£120000.00 – Freehold**



# An Introduction

# Make Yourself At Home

Take a look inside this lovely size one bedroom detached park home situated in the popular Tower Gate Park. The home benefits from being less than a minute walk from the picturesque River Crouch walk, less than a five minute walk to the highly rated 'Anchor Riverside Restaurant & Pub' and 'Smugglers Den' Pub as-well as a five minute walk to the local shops and takeaways. The property has a spacious main bedroom and lounge, Gas central heating, its own rear garden with shed and own parking space. Call now to arrange your viewing and avoid disappointment.

Pitch Fees - £179.60 pcm

Water Rates - £14.10 pcm



## The Hallway

The entrance hallway leads to all rooms in the home. Built in storage cupboard.

## The Bedroom

The lovely double sized main bedroom benefits from already having built in wardrobes, chest of drawers, side tables and eye level units with the added bonus of the extended room to offer that much needed extra space. Window to the front and back.

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**£120,000.00**

## The Shower Room

The modern shower room currently incorporates a three piece white suite comprising of low flush wc, vanity sink unit with mixer tap and glass folding door shower cubicle with 'Triton' Power shower. Window to the back.

## The Kitchen

The fitted kitchen currently comprises of a range of white wooden fronted base and eye level units with grey work surfaces offering plenty of storage and worktop space. White 1 & 1/2 bowl sink unit with mixer tap, freestanding oven & hob and freestanding washing machine. There is space for the fridge freezer. Windows to the front and back.

## The Lounge

The good size light and airy lounge has ample space for all the living room furniture with feature electric fireplace. Built in cupboard housing 'Worcester' Combi Boiler. Windows to the side and back. Sliding patio doors to the patio.



## The Garden

The home benefits from its own rear garden with concrete shed.  
Mainly laid to lawn with some small patio areas. Calor Gas tank.

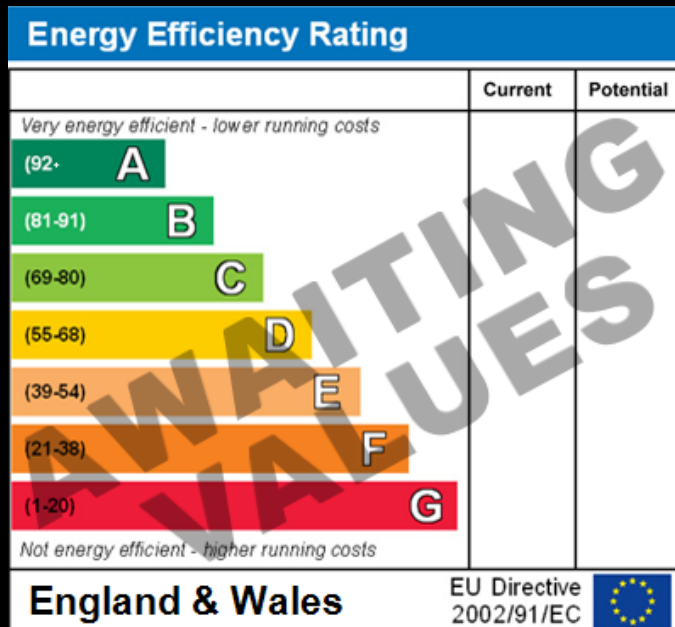
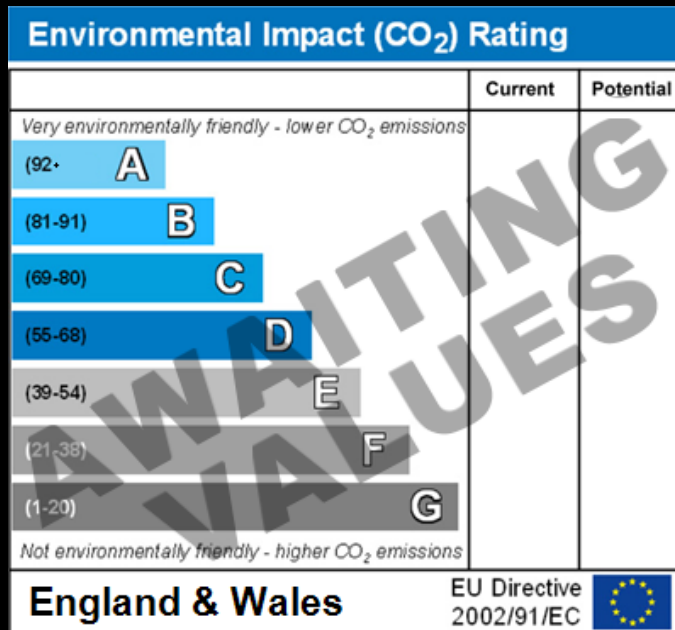
## The Front

This property comes with it's own parking space directly out the front. Small fenced patio area spans the width of the home.

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## Key Features

- Pleasant rear garden
- Modern Shower Room / wc
- 1 minute walk to picturesque River Crouch walk
- Double Glazed
- One Double Bedroom with Built in Wardrobes
- Spacious Lounge
- Well Fitted Kitchen with Oven & Hob
- Gas Central Heating
- Own parking space to the front



MISREPRESENTATION ACT: Whilst every care is taken with all the details they are in no way guaranteed. Applicants should therefore satisfy themselves as to their accuracy. In the event of an applicant requiring to travel any distance please contact Barrett Estates with any queries you may have prior to your departure to avoid a wasted journey. All negotiations to be conducted through Barrett Estates. All properties offered subject to their remaining unsold and available. These details form no part of any contract

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