

BARRETT ESTATES



9 Waterfront, SS11 7GT

£240000.00 – Leasehold

A wooden pergola structure is built on a deck. The deck has a white railing and is furnished with white outdoor chairs and a table. In the background, there is a green field, a body of water, and a blue sky with scattered white clouds.

An Introduction

Waterfront
£240,000.00

Make Yourself At Home

**** NO ONWARD CHAIN ** STUNNING PANORAMIC VIEWS **** Barrett Estate & Letting Agents are delighted to offer for sale this spacious, modern, two bedroom park home situated on the waterfront, overlooking the River Crouch. This home boasts many features including having two double bedrooms, an en-suite shower room, walk in wardrobe, separate study and utility area, large 'sun-trap' veranda with panoramic unobstructed views and parking for one car. Only a few minutes drive to South Woodham Ferrers or to the A130, leading to the A12 and A127.

Hayes Country Park is a popular over 50's site on the outskirts of South Woodham Ferrers. The site offers residents 12 month occupancy and a holiday lifestyle with the surrounding countryside walks and views, as-well as the day to day peaceful nature of the park. The park also has its own clubhouse, coffee shop, bar and hairdressers.

Call now to arrange your viewing and avoid disappointment.

Site Charges -

£438.72 per month, this includes water rates.

Chelmsford Council

Council Tax - Band B

Gas central heating (supplied by Gas bottles)

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage

EE - Average

Vodafone - Average

Three - Average



The Entrance Hallway

The entrance hallway leads to most rooms in the home and also benefits from two cupboards.

The Lounge

The lovely sized lounge / diner has ample space for all the living room furniture and benefits from views overlooking the river crouch with two sets of patio doors leading to the veranda. Doors lead to the hallway and into the kitchen. Electric fireplace. Windows to side.

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The Kitchen

The modern, well fitted and spacious kitchen comes complete with built in oven & hob, dishwasher, fridge / freezer and sink unit with mixer tap. Archway leading to the utility area. Window to Side.

The Utility area

The modern utility area houses the boiler and space for the washing machine and plenty of extra cupboard space. Doors leading to outside and into the entrance hallway. Archway to kitchen.

The Shower Room

The modern white suite shower room comprises of low flush wc, pedestal wash hand basin and walk in shower cubicle. Built in cupboard space. Window to side.

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The Main Bed

The lovely double sized main bedroom benefits from having it's own walk in wardrobe and en-suite shower room. The bedroom has plenty of space for all the bedroom furniture and a window to the side.

The En-Suite

The modern en-suite comprises of low flush wc, corner wash hand basin and sliding door shower cubicle. Window to front.

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The 2nd Bedroom

The double sized bedroom benefits from built in wardrobes and has ample space for the bedroom furniture. Window to side.

The Study

The separate study gives you that handy extra room to use as you please. Window to side

The Veranda

The lovely sized 'sun-trap' veranda spans the width of the home and down the side of the property. Beautiful Panoramic, un-obstructed views over the River Crouch make this the perfect place to sit back, relax and un-wind in the peaceful surroundings of the country park.

The home also benefits from a separate seating area below the veranda and an outside storage building.

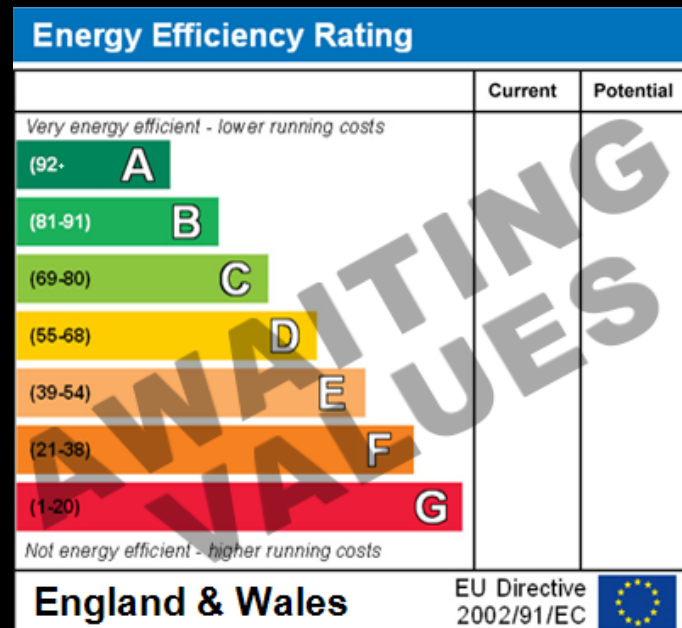
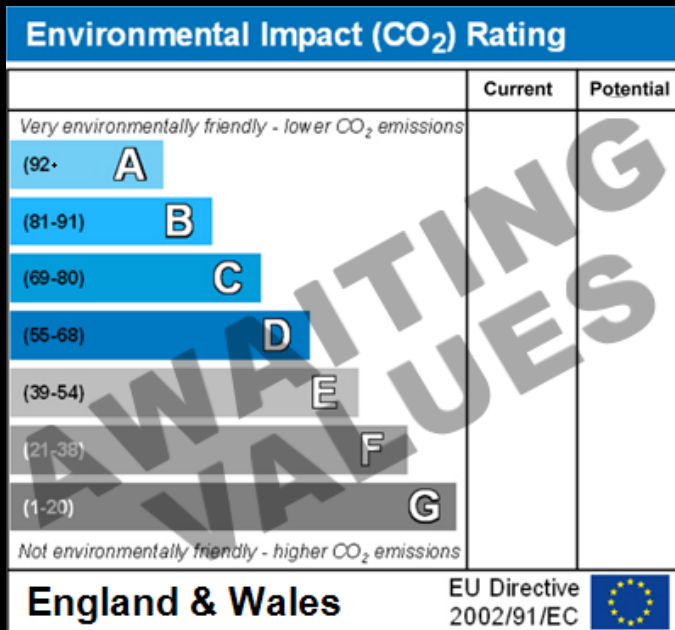
Waterfront
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The Parking

The home benefits from one allocated parking space, but there are also visitors spaces too.

Key Features

- Two Double Bedrooms
- Panoramic, unobstructed views of the River Crouch
- Modern Kitchen with appliances
- En-Suite Shower Room
- Modern Bathroom / wc
- Lovely 'sun-trap' Veranda
- Two parking spaces
- Double Glazed
- Modern and lovingly presented Park Home
- Separate Study
- Utility Room
- Walk in wardrobe to main bedroom
- Over 50's Country Park



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



Fig. 2. Sample house floor plan for environmental assessment.