



2 Bedrooms

Rare to market,

Charming Willerby Kingswood Park Home

Perfectly positioned just a stone's throw from the beautiful beach at Seaton Carew,

This well-presented two bedroom park home offers a relaxed coastal living in

## Sea Breeze Park

Queen St, Seaton Carew, TS25

Asking Price:

**£120,000**

EPC Rating: To be



**Living Room:**  
**19'5"x12'2" (5.92mx3.7m)**

Beige Carpet  
 radiator  
 Double Glazed UPVC Windows

**Kitchen:**  
**10'3"x9'5" (3.12mx2.87m)**

Stainless steel sink  
 Neutral units  
 wooden work tops  
 Double Glazed UPVC Window  
 Built in fridge freezer



**Bedroom:**  
**9'1"x9'9" (2.77mx2.97m)**

Beige Carpet  
 Radiator  
 Double Glazed UPVC Windows

**Bedroom:**  
**9'6"x14'5" (2.9mx4.4m)**

Beige Carpet  
 Double Glazed UPVC Windows  
 Radiator



**Ensuite Bathroom:**  
**6'8"x4'11" (2.03mx1.5m)**

For additional information and full photo gallery  
 please visit [www.holbrookandco.co.uk](http://www.holbrookandco.co.uk)



Radiator  
Double Glazed UPVC Window  
Porcelain Toilet  
Cubicle Shower  
Sink Basin

**Bathroom:**  
**6'11"x5'7" (2.1mx1.7m)**

Bathroom Suite  
Bath  
Toilet  
Sink Basin



**Material Information:**

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES

BOTTLED GAS

PARKING ARRANGEMENTS: Driveway

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA:  
We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion. The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



**Disclaimer:**

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the

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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