

# Sea End, Burnham On Crouch

CMO 8AN

**CURTIS O'BOYLE**

Sales & Lettings







# Sea End Caravan Park, Burnham On Crouch

CMO 8AN

£80,000

A well presented 2021 Delta Westfield Lodge situated on this popular riverside development convenient for the High Street. Accommodation includes two bedrooms, shower room and open plan living space with fitted kitchen.

**LOUNGE/DINER/KITCHEN** 20' 5" x 12' 7" (6.22m x 3.84m) Double glazed windows to three aspects, double glazed French doors to decking, radiator, fitted kitchen with wall and base units, sink unit and integrated fridge/freezer, built in cupboard housing gas boiler.

**BEDROOM** 12' 7" x 8' 10" (3.84m x 2.69m) Double glazed window to front aspect, radiator, fitted wardrobes and overhead cupboards, door to shower room.

**SHOWER ROOM** 7' 1" x 4' 4" (2.16m x 1.32m) Obscure double glazed window to side aspect, heated towel rail, fitted shower cubical, vanity wash hand basin, close coupled WC, extractor fan.

**BEDROOM** 8' x 5' 8" (2.44m x 1.73m) Double glazed window to side aspect, radiator, fitted wardrobe and overhead cupboards.

**OUTSIDE** Composite decking wrapped around to side and rear of the property, area laid to lawn, paved driveway.

**SITE FEES** Checked as of July 2024. £4,950 per annum, paid monthly (at £412.50 PCM)

**MONEY LAUNDERING REGULATIONS**  
Please be advised that all purchasers will need to adhere to current laws of money laundering and therefore will need to provide Curtis O'Boyle Agents with photographic identification and proof of residency identification before any transaction is started to comply with the legislation





To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 466 sq.ft. (43.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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