

Seekers

— PARK HOMES —

Selling Park, Lodge & Leisure homes

Seekers Estate Agents

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**40 LABURNUM COURT, REDEHALL ROAD, SMALLFIELD,
HORLEY, SURREY, RH6 9QB**

- 2 BEDROOM PARK HOME
- BUILT BY STATELY ALBION IN 1999
- 38 X 20 CARDIGAN COTTAGE MODEL
- MAINS GAS CENTRAL HEATING
- TRIPLE GLAZING
- 2 BATHROOMS; 1 EN-SUITE
- EXTERNALLY RECLAD & INSULATED

- PARKING IN NEARBY CAR PARK
- RENTED GARAGE AVAILABLE WITH HOME
- OWN GARDEN PLOT
- SEMI RETIREMENT PARK 50 YEARS +
- 1 CAT PERMITTED BUT NO DOGS ALLOWED
- NO CHAIN FOR PROMPT SALE

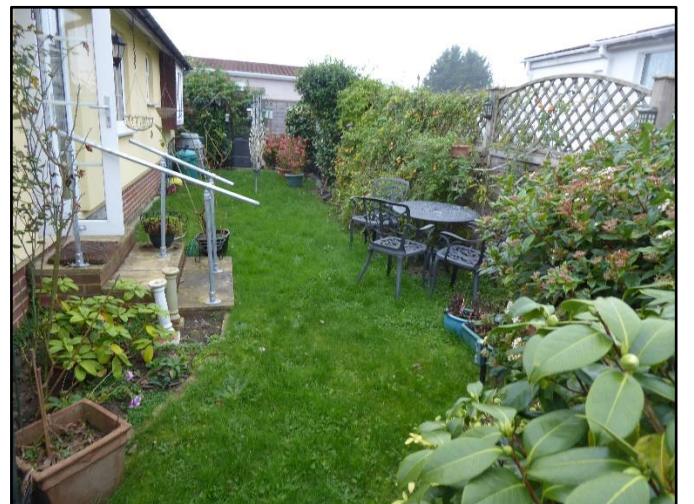
£145,000

Reference No: 7336

This 2 bedroom park home comprises:

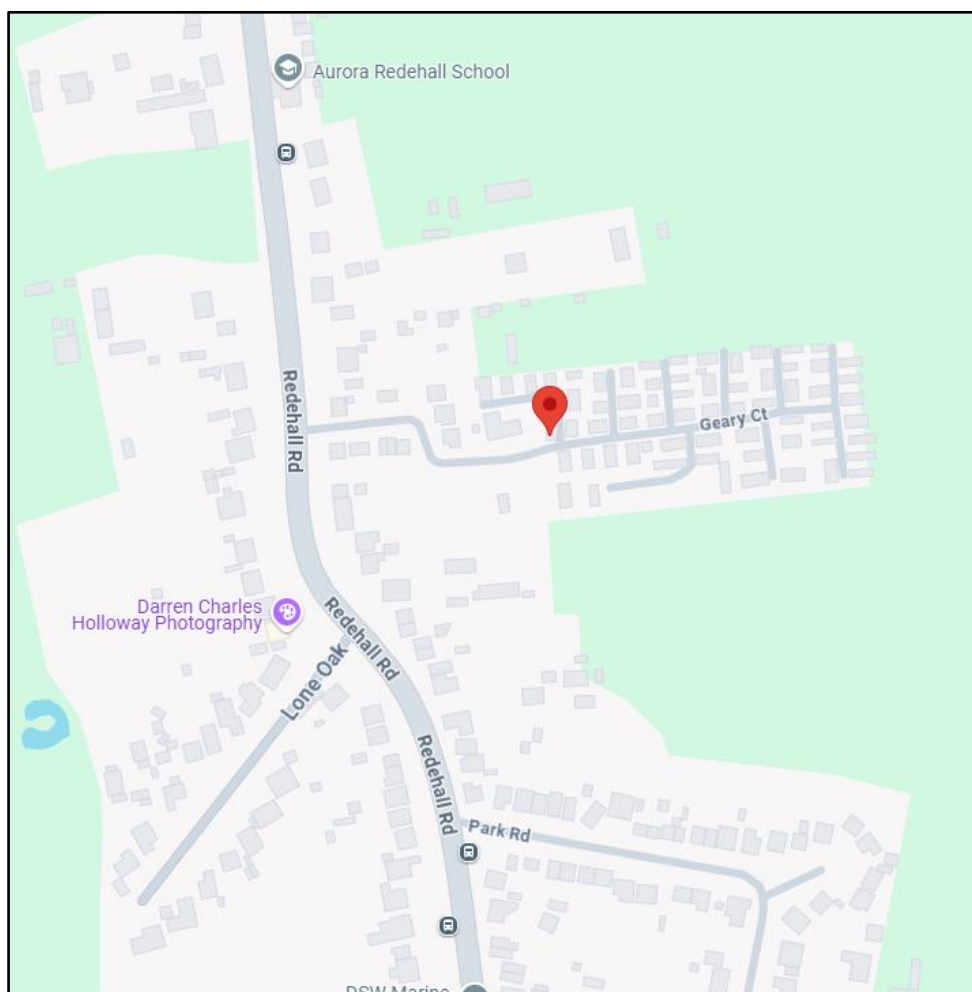
<u>ENTRANCE HALL</u>		Radiator, doors to lounge, utility room and kitchen
<u>LOUNGE</u>	14'6 X 13'1	Double aspect, two radiators, triple glazing, tv point, telephone point, gas coal effect real flame fire with decorative surround, double French doors to garden
<u>KITCHEN/DINING ROOM</u>	19'6 X 8'9	A range of laminated eye and base level units, laminated roll top work surfaces, part tiled walls, composite sink, single electric oven with gas hob, cooker hood, integrated d/washer, integrated fridge/freezer, breakfast area, radiator, triple glazing
<u>INNER HALL</u>		Door to bedrooms, door to bathroom, loft access
<u>UTILITY</u>	5'3 X 4'10	A range of eye and base level units, part tiled walls, w/machine, wall mounted boiler enclosed in cupboard, radiator
<u>BEDROOM 1</u>	12'9 X 9'6	Front aspect, radiator, triple glazing, two double fitted wardrobes, drawers, dressing table unit, window seat with under storage
<u>EN-SUITE SHOWER ROOM</u>		A white suite comprising shower cubicle with plumbed in shower, pedestal basin, w/c, part tiled walls, radiator, frosted triple glazed window
<u>BEDROOM 2</u>	9'7 X 9'4	Rear aspect, radiator, triple glazing, one single and one double fitted wardrobe, dressing table unit, drawers
<u>BATHROOM</u>		A coloured suite comprising enclosed bath, vanity basin with cupboard underneath, w/c, part tiled walls, radiator, frosted triple glazed window
<u>PARKING</u>		Parking in nearby car park. Rented garage available with home.
<u>PARK STATUS</u>		Semi Retirement park 50 years + 1 Cat permitted but no dogs allowed
<u>GARDEN</u>		Own garden plot with shed & patio







Location of the park:



For any further
information or
to arrange a
viewing please
contact Seekers
directly on
01252 313554



or alternatively email us at office@seekerstateagents.com

The agent has not been able to test any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order, or fit for their purpose.

Under the Mobile Home Act 2013 you must not rely on the park and home information provided in these details, you must seek verification prior to purchase from the vendor. We would also advise using a specialist surveyor and specialist legal advice which we can recommend.