



Inglebys

Estate Agents



118 Hazelgrove, Milton Street

Saltburn-By-The-Sea, TS12 1FE

£180,000



A 2-Bedroom Barnwell Park Home (20 x 40) – Saltburn-by-the-Sea – Over 45s Only

Located in the charming coastal town of Saltburn-by-the-Sea, this spacious Barnwell model park home (20ft x 40ft) offers comfortable and stylish living exclusively for the over 45s.

The home features 2 bedrooms, including a master with en suite, a modern fitted kitchen, a bright lounge/dining area, and a family bathroom.

Set within a peaceful residential park, it combines countryside tranquility with easy access to local amenities and the beach. Ideal for relaxed, low-maintenance living in a welcoming community.



Offering a peaceful getaway from the urban lifestyle, Tingdene's 'Hazelgrove' development site offers exclusive single-storey living accommodation for the over 45's. Providing luxurious and executive homes with various specifications, this particular Park Home is the 40 x 20'ft and is The Barnwell Model. It benefits 2x double bedrooms, one with en-suite. It also boasts a low-maintenance private garden space to the rear and side and off-street parking to the side for 1 x car.. Only a short walk / drive into Saltburn's bustling Town Centre, woodland walks & beach, this beautiful Park Home must be viewed to be fully appreciated.

Tenure: Leasehold. Indefinite Lease Agreement.

Lease Restrictions: No Holiday Lettings or Residential Lettings are permitted. Minimum Age of 45-Years Old.

Council Tax: Redcar & Cleveland Borough Council. Band-A.

EPC Rating: Exempt.

Entrance

Storage. Radiator. Carpet flooring. Loft

Living Room 19.0" x 9'5" (5.79m.0.00m x 2.87m)

3 x uPVC windows. Patio doors to side aspect. Carpet flooring. Double doors leading to diner. Electric fire. Radiator.

Kitchen/Diner 7'1" x 6'3" (2.17m x 1.93m)

Laminate flooring. uPVC window. Radiator.

Kitchen 10'5" x 8'6" (3.20m x 2.60m)

A range of wall, base & drawer units. Gas hob. Integrated double oven. Stainless steel sink with drainer. uPVC window. Door to rear. Laminate worktops. LED downlights. Integrated dishwasher & washing machine. Laminate flooring continued.

Bathroom 8'5" x 5'5" (2.58m x 1.66m)

White bathroom suite comprising of Low-level W/C. Panel bath and overhead shower, glass screen. uPVC window. Chrome towel rail. Vanity unit enclosed hand basin. Led downlights. Storage shelves. Vinyl flooring.

Bedroom One 9'2" x 6'7" (2.80m x 2.01m)

Carpeted. Fitted Wardrobes.Radiator. uPVC window

Bedroom Two 8'6" x 6'2" (2.61m x 1.90m)

uPVC window. Carpet flooring. Radiator.

Dressing Room

Carpet continued. Storage shelving.

En-suite

uPVC window. Walk-in shower with glass enclosure. Low-level W/C. Vanity unity enclosed hand basin. Chrome towel rail. Vinyl flooring.

External

Garden to rear and side of property with garden views in quiet cul-de-sac.

Anti-Money Laundering (AML) & Funding Disclaimer

Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

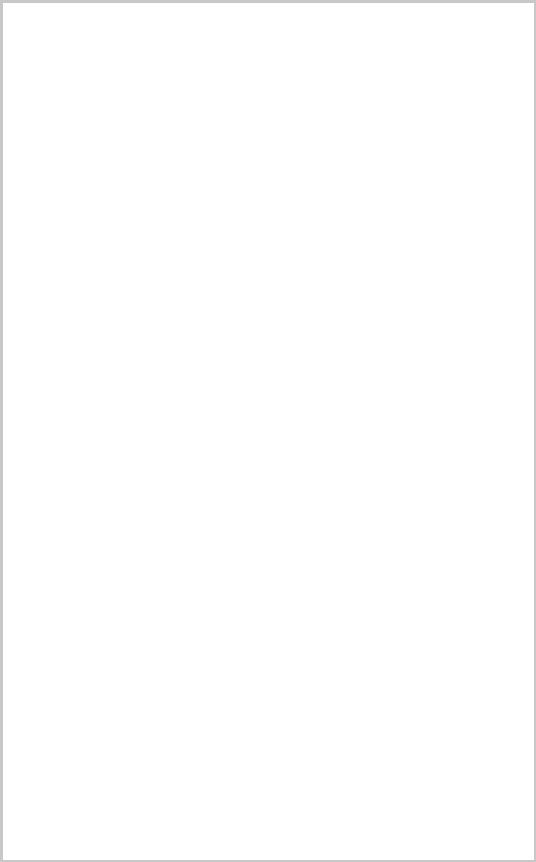
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

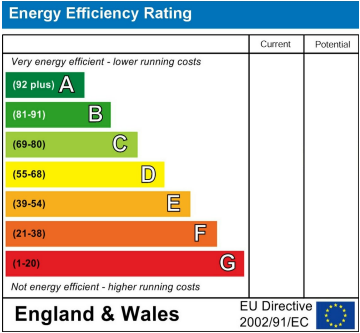
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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