



98B Seaview Avenue, Seaton Estate

Seaton Estate, Arbroath, DD11 5SE

Offers over £100,000



Rosie Real Estate is delighted to bring to market this exceptional two-bedroom Lakewood Lodge park home, situated within the desirable Seaton Estate Residential Park in Arbroath.



Manufactured in 2024 and measuring an impressive 42ft x 14ft, this beautifully presented home is offered fully furnished, featuring stylish modern interiors throughout. Designed for comfortable residential living, Seaton Estate offers a peaceful setting exclusively for residents aged 50 and over.

The spacious open-plan living area provides the perfect space to relax and entertain, incorporating a welcoming lounge with an electric fireplace, a contemporary fitted kitchen and a dedicated dining area. The modern kitchen is well equipped with a range of integrated appliances, including an oven, hob, extractor fan, microwave, fridge freezer and dishwasher. The generous master bedroom comfortably accommodates a king-size bed and benefits from extensive built-in storage, alongside a stylish en-suite bathroom featuring a walk-in shower. The second bedroom has never been used and is thoughtfully furnished with two single beds and built-in storage, making it ideal for visiting family or guests. Completing the accommodation is a contemporary main bathroom, fitted with a large walk-in shower, WC, wash hand basin and heated towel rail.

Externally, the property benefits from a spacious wraparound veranda, providing an excellent outdoor space for dining, relaxing and enjoying the peaceful surroundings. A private driveway offers convenient parking for two vehicles.

Key Features:

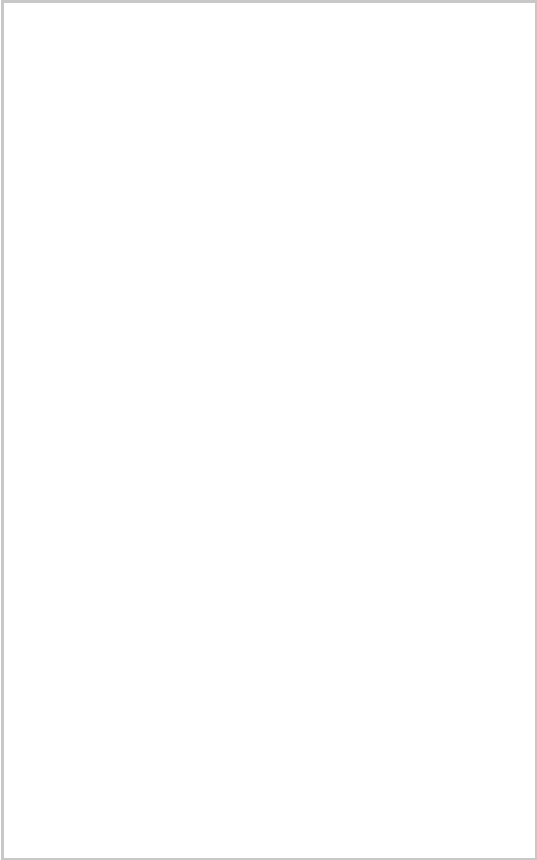
- 2024 Lakewood Lodge measuring 42ft x 14ft
- Two well-proportioned bedrooms
- Master bedroom with en-suite shower room
- Spacious open-plan lounge, kitchen and dining area
- Modern fitted kitchen with integrated appliances
- Gas central heating via a combination boiler
- Double glazing throughout
- Fully furnished and ready to move into
- Wraparound secure veranda
- Private driveway with parking for two vehicles
- 12-month residential occupancy
- Age restriction: 50 years and over
- Site fees apply

Seaton Estate offers a peaceful residential setting while remaining conveniently located for Arbroath town centre and its range of local amenities. With nearby shops, transport links and access to the beautiful Angus coastline, this location is ideal for those seeking a relaxed lifestyle without compromising on convenience.

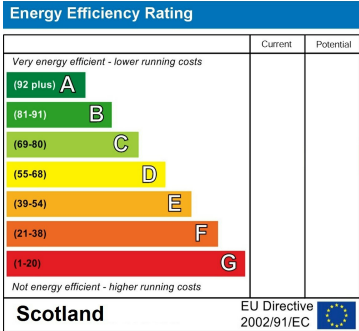
Area Map



Floor Plans



Energy Efficiency Graph



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