



LAMB & CO

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Inspired by **property**, driven by **passion**.



## ST. JOHNS ROAD, CLACTON-ON-SEA, CO16 8BS

PRICE £214,995

This 'nearly new' park home located on 'SEVEN ACRES', a stunning development of 64 luxury Park Homes for the over 50's in beautiful landscaped grounds.

- Over 50s
- Mains Services
- Luxury Lodge Park
- Gated Entrance
- 12 Month Licence
- Great Community on Site

## SUMMARY

Exclusive luxury lodge park. All plots come with external landscaped garden area, off-road parking, 12 month leisure licence.

The park offers peaceful surroundings with landscaped grounds and is dog friendly.

## SITE FEES

From £3,000 PA.

Utilities metered and billed separately.

## SERVICES

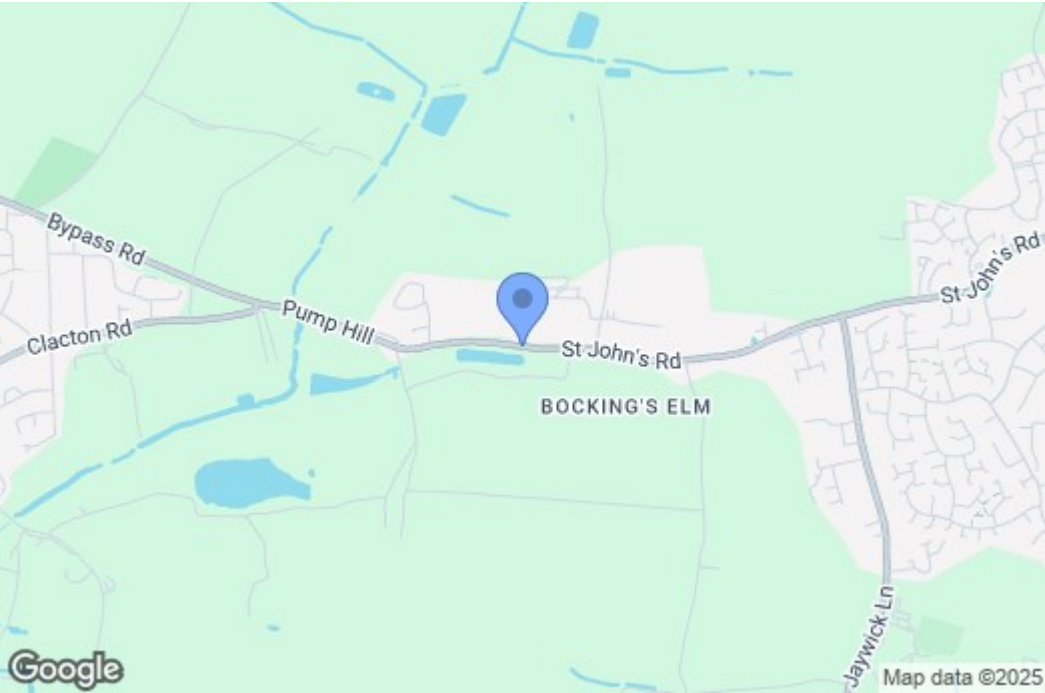
Mains gas, electricity, water and drainage are connected to all plots.

## THE PARK

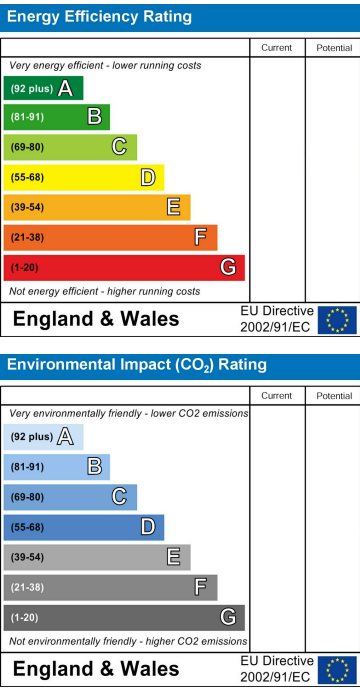
<https://sevenacrespark.com/>



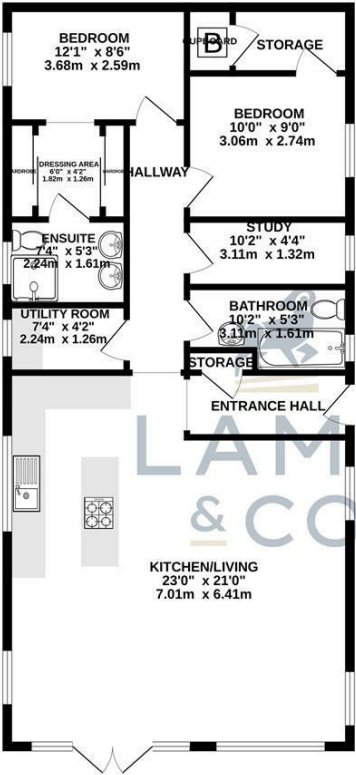
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 960 sq.ft. (89.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
Made with Metropix 02023

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