



## Greenlawns Little Clacton, CO16 9RP

Situated on the popular 'Greenlawns' development in the sought after Essex village of Little Clacton is this Fully Residential TWO BEDROOM DETACHED PARK HOME for the over 50's. Clacton's town centre, sea front and mainline railway station are located within three miles. An early internal inspection is advised to appreciate the accommodation on offer.

- Two Bedrooms
- En-Suite Shower Room
- 20'6 max Lounge/Kitchen
- 14'2 Utility Room
- Oil Central Heating (n/t)
- Communal Parking
- Side & Rear Gardens
- Fully Residential
- Over 50's
- Council Tax Band A



**£99,995 Non-traditional**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE LOBBY

Open Access to Lounge/Kitchen. Door to Bedroom One.

### BEDROOM ONE

9'2 x 8'4

Radiator. Double glazed window to front. Sliding door to:



### EN-SUITE SHOWER ROOM

Fitted with a three piece white suite. Comprises shower cubicle. Low level W.C. Vanity wash hand basin. Fully tiled walls. Double glazed window to side.



### LOUNGE/KITCHEN

20'6 x 9'2

Wood effect laminate flooring. Double glazed double doors to side. Kitchen Area is fitted with square edge laminate work surfaces. Inset single drainer sink unit. Cupboards and drawers below. Range of matching wall mounted units. Space and plumbing for washing machine. Inset four ring ceramic electric hob. Inset electric oven. Floor standing oil central heating boiler (not tested). Double glazed windows to side. Radiator. Door to Bedroom two. Open access to Utility Room.



LOUNGE AREA VIEW



KITCHEN AREA VIEW



UTILITY ROOM

14'2

Square edge work surfaces with cupboard below. Space for tumble dryer. Double glazed windows to front and side. Double glazed door to rear.





## BEDROOM TWO

9'2 x 6'8

Radiator. Double glazed window to rear.



## OUTSIDE - FRONT

The property benefits from an picket fence enclosed front garden. Paved patio areas. Small lawn area with array of mature plants and shrubs. Side access to side and rear garden areas. Wooden decked ramp leading to front door.



## OUTSIDE - SIDE AND REAR

Raised paved patio area from double doors from the Lounge. Flower and shrub borders. Potting shed. Additional block built storage shed with power and light connected. part enclosed by panel fencing.



## Material Information (Park Home)

Monthly ground rent/site fee amount (£): £209.49 Ground rent review period: Yearly

Age Restriction: 50 years + Pets: 2 maximum

Council Tax Band: A

Services Connected:

(Gas): Oil central heating (Electricity): Yes (Water): Yes (Sewerage Type): Mains drainage (Telephone & Broadband): TBC

Non-Standard Property Features To Note:

## JE 1222

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

## Park Home Disclaimer

This property is subject to 'Site Fees'. These can be obtained from Sheen's Estate Agents.

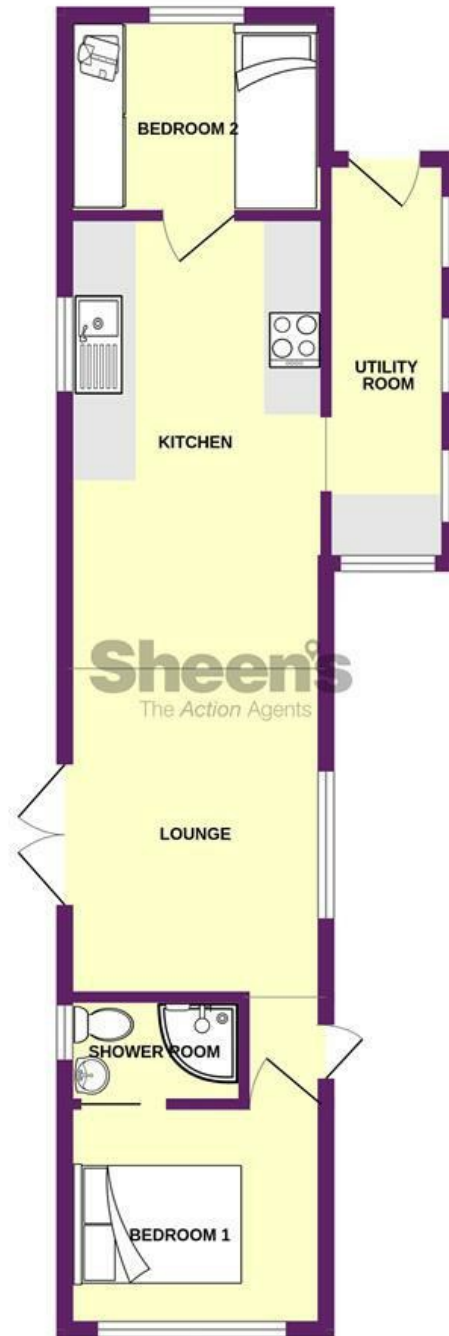
It is up to any interested party to satisfy themselves of all the relevant Greenlawns Mobile Home Park site rules and site licence before entering into any negotiations;- <https://www.tendingdc.gov.uk/business/licensing-legislation/caravan-site-licence-and-residential-mobile-homes-site-rules>

## Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



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 as to their operability or efficiency can be given.  
Made with Metropix ©2023

## Selling properties... not promises

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents