



## Chester Park Clacton-On-Sea, CO16 8BB

Introducing our newest development of FULLY RESIDENTIAL PARK HOME in this exclusive residential haven located in the seaside town of Clacton on Sea. With prices starting from just £179,995, this offers incredible value for a home designed with your comfort and well-being in mind, in this luxury over-45's gated community.

Reserve your dream home now and anticipate moving in from Spring 2024.

- Fully Residential Park Homes
- New Development
- Over 45's
- Customisable Homes
- Gated Community
- Pets Allowed
- Parking
- Private Garden
- Part Exchange Considered
- Available to Reserve Now - Ready Spring 2024



**Prices From £179,995 Freehold**

## FEATURES INCLUDE:

Stucco with feature CanExel panels

French doors to the lounge

Vaulted ceilings throughout

Large lounge and open-plan kitchen / diner

Feature wall-mounted electric fire

Contemporary fitted kitchen with integrated appliances and kitchen island with stools

Two large skylights to the kitchen

Double bedrooms with feature wall mounted headboards and matching bed runners and curtains

• Family bathroom and en-suite shower room

## LOUNGE



KITCHEN/DINER



KITCHEN/DINER ALTERNATE VIEW



BEDROOM



ENSUITE



BEDROOM



## BATHROOM



## OUTSIDE

Each plot comes with its' own private garden and off street parking. The garden area will be laid with an artificial lawn for easy maintenance. Also, each garden will have an ASGARD 5' x 7' metal shed.

## AGENTS NOTES

Images and floorplans have been provided by the park home manufacturer and final size/finish may differ. Images, floorplans and descriptions are an example of the different type of park homes available to reserve on the site, therefore the price of this park home may be more. The most affordable park home starts from £179,995.

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



### Material Information (Park Home)

Monthly ground rent/site fee amount (£):250pcm

Ground rent review period:

Age Restriction: Over 45's

Pets: Allowed

Council Tax Band: TBC

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

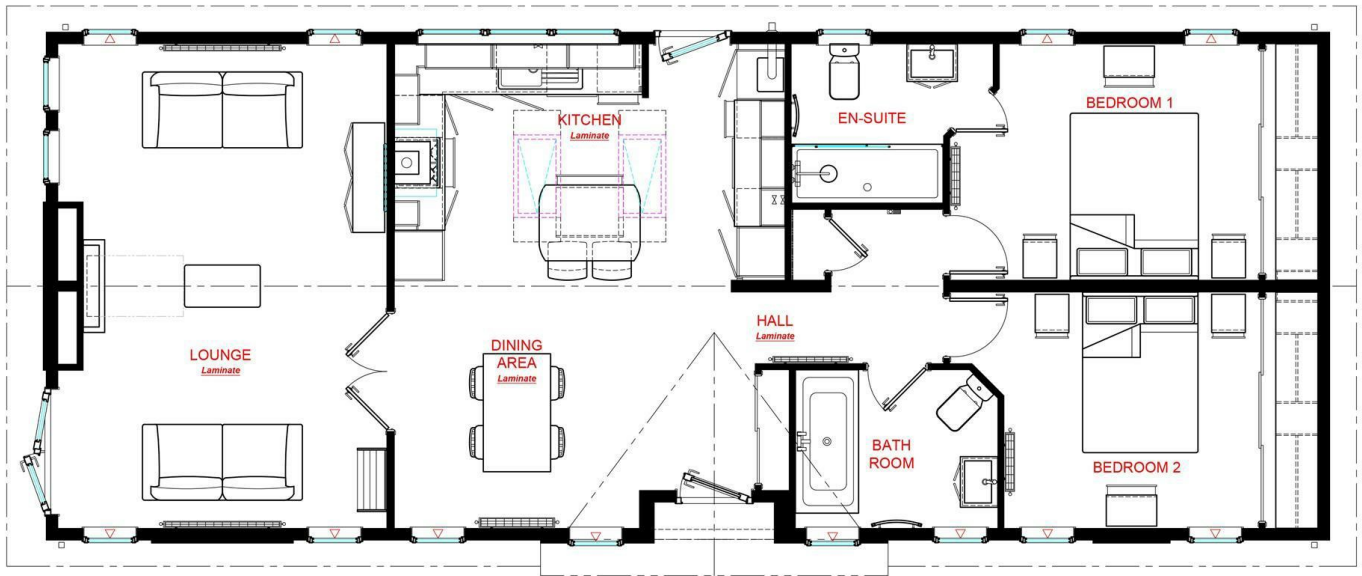
Non-Standard Property Features To Note:

### Anti-Money Laundering

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 between £50-£150 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.





## Selling properties... not promises

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