

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## Meadowview Park, St Osyth Road Little Clacton, CO16 9NN

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM FULLY RESIDENTIAL PARK HOME located in the village of Little Clacton. This property is being sold with NO ONWARD CHAIN. The property is located in the sought after area of Little Clacton and is approximately two and a half miles away from Clacton-on-Sea's town centre, seafront and mainline railway station. A viewing is highly advised to appreciate the accommodation on offer.

- 11'8 x 11'9 Lounge
- 11'8 x 7'8 Kitchen
- Two Bedrooms
- Gas Central Heated (n/t)
- Brick Built Storage Shed
- Fully Residential
- Communal Parking
- Over 30's
- No Pets Allowed
- Council Tax Band A



**Price £45,000 Non-traditional**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE

11'9 x 11'8

Double glazed window to front. Double glazed window to side.  
Built in units with fire below (not tested).



### KITCHEN

11'8 x 7'1

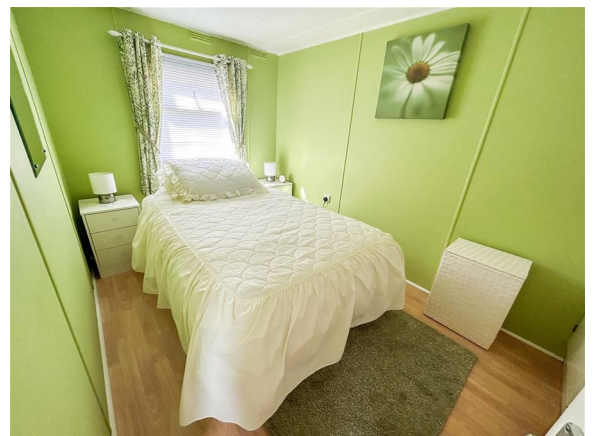
Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with mixer tap. Selection of white glossed fronted wall units with cupboards and drawers below both floor and eye level. Space for fridge/freezer. Space for cooker. Storage cupboard housing water hot water tank (not tested). Double glazed window to side and rear.



## BEDROOM ONE

10'4 x 7'3

Double glazed window to side. Built in wardrobes. Radiator.



## BEDROOM TWO

6'0 x 2'1

Built in wardrobes. Radiator. Double glazed window to side.



## BATHROOM

Lower level W/C. Vanity sink unit. Shower cubical with electric wall mounted shower. Mirror fronted cupboard above sink unit. Double glazed window to side. Chrome heated towel rail.



## OUTSIDE FRONT

Communal parking. Communal lawns. Brick built storage shed housing plumbing for washing machine.



## EH 08/23

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.

## Park Home Disclaimer

This property is subject to 'Site Fees'. These can be obtained from Sheen's Estate Agents. Further it is up to any interested party to satisfy themselves of all the relevant Lease details with their Legal representative before incurring any expenditure.

## Material Information (Park Home)

Monthly ground rent/site fee amount (£): 204.00

Ground rent review period: Annually

Age Restriction: Over 30's

Pets: No Cats/Dogs

Council Tax Band: A

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## Services Connected:

(Gas):

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains drainage

(Telephone): Yes

(Broadband): No

## Non-Standard Property Features To Note:



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.  
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## Selling properties... not promises

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