



## St. Osyth Road Little Clacton, CO16 9NP

Sheens Estate Agent's are pleased to offer for sale this TWO BEDROOM FULLY RESIDENTIAL PARK HOME located on the popular Meadowview Park site in Little Clacton. and being sold with NO ONWARD CHAIN. The property is located approximately two and a half miles away from Clacton-On-Sea's town centre, seafront and mainline railway station. An internal inspection is recommended to appreciate the accommodation on offer.

- Two Bedrooms
- 11'11 x 11'10 Lounge
- 11'8 x 8'11 Kitchen Diner
- Bathroom Suite
- Fully Double Glazed
- Gas Central Heating (n/t)
- Brick Built Storage Shed
- Communal Parking
- Fully Residential
- No Onward Chain



**Price £40,000 Non-traditional**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

### ENTRANCE HALL

Storage cupboard. Door to;

### KITCHEN DINER

11'8 x 8'11

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit. Selection of matching wall units with cupboards and drawers at both eye and floor level. Space for a cooker. Space for fridge or freezer. Wall mounted gas combination boiler (not tested). Radiator. Double glazed window to front and rear. Door to;



## LOUNGE

11'11 x 11'10

Radiator. Double glazed windows to front and side. UPVC double glazed door leading to outside front.



## BEDROOM ONE

12' x 7'8

Radiator. Double glazed window to front.



## BEDROOM TWO

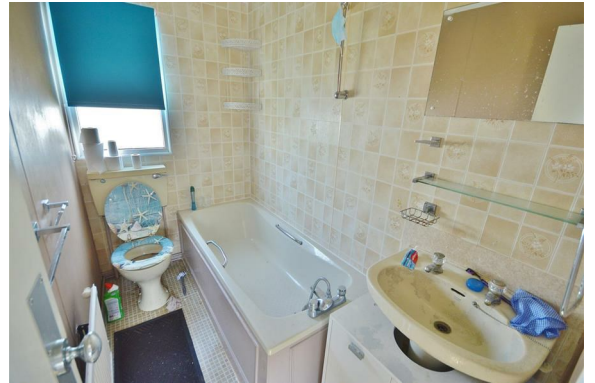
7'7 x 3'10

Radiator. Double glazed window to rear.



## BATHROOM

Three piece suite comprising; Low level W.C. vanity hand wash sink basin. Panelled bath. Radiator. Double glazed window to rear.



## OUTSIDE

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



## BA 0324

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.

## Material Information (Park Home)

Monthly ground rent/site fee amount (£): £244.77 (2024)

Ground rent review period: 1st January

Age Restriction: Over 30's

Pets: No Cat's/Dogs (Assistance dog only)

Council Tax Band: A

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note

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### **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.

### **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.  
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## Selling properties... not promises

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**Sheen's**  
The Action Agents

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