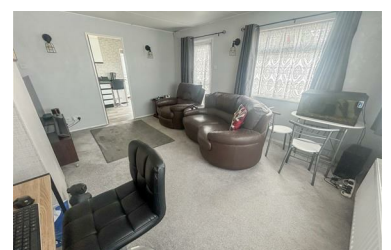
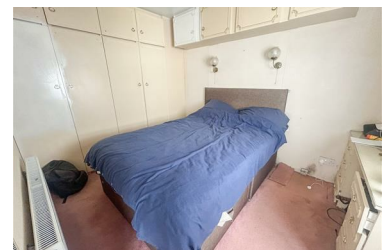
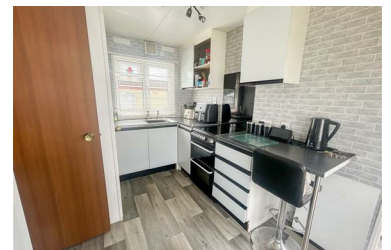




Meadowview Park, St. Osyth Road Little Clacton, CO16 9NW

Sheen's Estate Agents are pleased to offer for sale this ONE BEDROOM PARK HOME located on the popular MEADOWVIEW PARK. 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. An internal inspection is highly advised to appreciate the accommodation on offer.

- One Bedroom
- 15'0 x 11'7 Lounge
- 11'7 x 7'8 Kitchen
- Modern Bathroom
- Gas Central Heating (n/t)
- Fully Residential
- Brick Built Storage Shed
- Communal Parking
- Over 30's
- Council Tax Band A



Price £37,000 Non-traditional

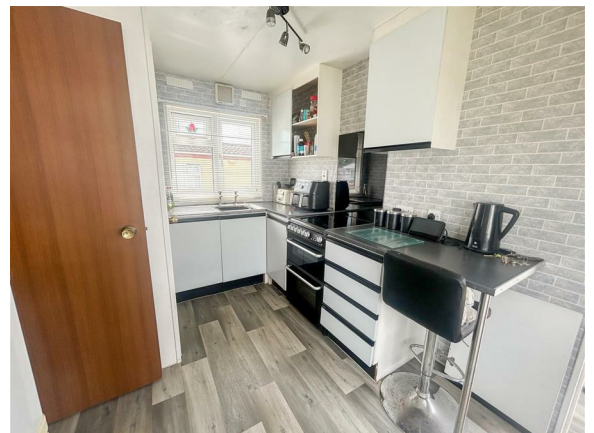
OUTSIDE FRONT



KITCHEN

11'7 x 7'8

Fitted with a range of matching white fronted cupboards. Laminated rolled edge work surfaces with cupboards and drawers below. Inset stainless steel single drainer sink unit. Space for cooker. Storage cupboard housing gas combination boiler (not tested). Double glazed window to sides. Radiator.



LOUNGE

15'0 x 11'7

Double glazed door to side. Double glazed window to side and front. Radiator.



BEDROOM

10' x 8'1

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



BATHROOM

Low Level W/C. Vanity hand was basin. Corner shower cubical with wall mounted shower attachment (not tested). Double glazed window to side.



EH 0724

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: January 2025

Age Restriction: Over 30's

Pets: No

Council Tax Band: A

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

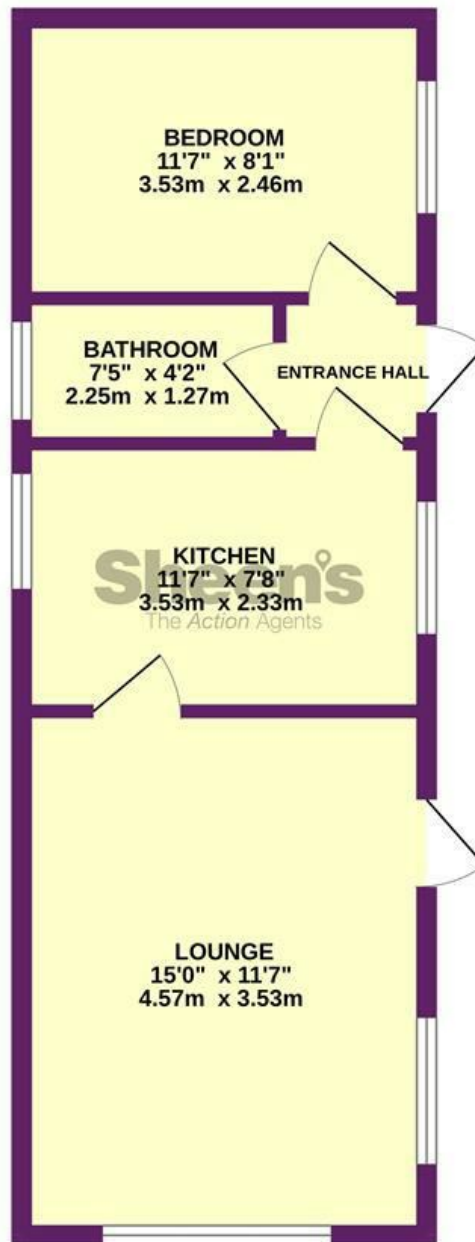
Park Home Disclaimer

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

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

Sheen's
The Action Agents