



## Omar Avenue Clacton-On-Sea, CO16 8BB

Design your Brand New Home on  
Clacton's Newest Residential  
Park

Available with the following  
options included:

- Option 1 – Pick A Plot
- Option 2 – Design Your Home
- Option 3 – Design Your Garden

Call our office for more details!

**Prices From £199,995 Freehold**

### 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.

### 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.

### Material Information (Park Home)

Monthly ground rent/site fee amount (£):250 Ground rent review period: January  
Age Restriction: Over 45's Pets: Allowed Council Tax Band: TBC

Services Connected:

(Gas): Mains (Electricity): Mains (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): Please see OfCom phone and broadband checker to confirm.

Non-Standard Property Features To Note:



---

---

## Selling properties... not promises

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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

**Sheen's**  
The Action Agents

