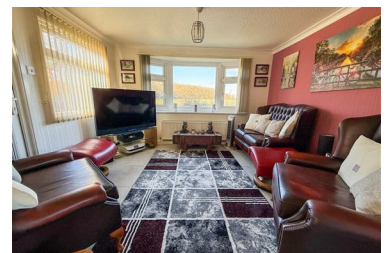




## Meadowview Park, St. Osyth Road Little Clacton, CO16 9NW

Located in the sought after area of Little Clacton is this FULLY RESIDENTIAL ONE BEDROOM PARK HOME offered with No Onward Chain. The property is positioned within one mile of Morrisons Superstore and Brook Retail and Country Parks. Clacton-on-Sea's town centre, mainline railway station and seafront are located approximately two and a half miles away. An early internal inspection is advised to appreciate the accommodation and rural outlook on offer.

- One Bedroom
- 11'11 x 11'9' Lounge
- Rural Field Views From Lounge
- 11'9 Kitchen/Diner
- 7'9 Utility Room
- Three Piece Modern Shower Room
- Gas Central Heating (n/t)
- Communal Parking
- No Onward Chain
- Council Tax Band A



**Price £55,000 Non-traditional**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Staggered steps with hand rail leading to double glazed entrance door to;

### ENTRANCE HALLWAY

Tile effect flooring. Open access to Kitchen. Door to;

### BEDROOM

11'9 x 7'4 + door recess

Laminate flooring. Radiator. Double glazed window to side.



### SHOWER ROOM

Fitted with a modern three piece white suite comprising; Double shower cubicle with inset shower over. Low level W.C. Vanity hand wash basin with cupboards below. Tile effect flooring. Chrome effect heated towel rail. Stone effect wall panels. Double glazed window to side.



### UTILITY ROOM

7'9 x 3'9

Space and plumbing for washing machine and tumble dryer. Stone effect wall panels. Double glazed window to side.



## KITCHEN/DINER

11'9 x 8'9

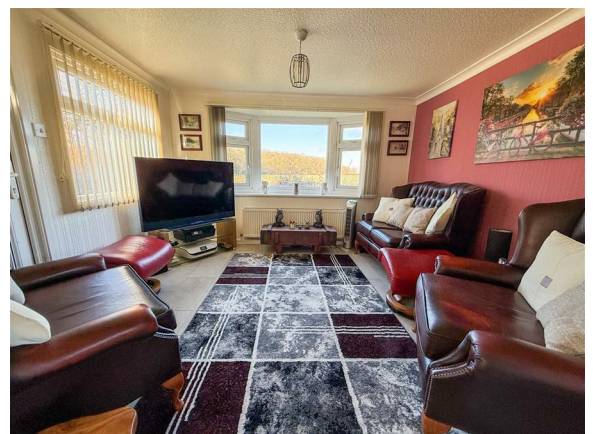
Fitted with a range of wood effect laminate fronted units comprising laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Cooker space with extractor hood above (not tested). Tall fridge freezer space. Stainless steel kick boards. Concealed wall mounted gas combination boiler serving hot water and central heating systems (not tested). Radiator. Double glazed windows to either side. Tile effect flooring. Open access to;



## LOUNGE

11'11 x 11'9

Tile effect flooring. Radiator. Double glazed window to side. Double glazed door to side. Double glazed Oriel bay window to front offering view of hedge and rural views beyond.



RURAL FIELD VIEWS FROM LOUNGE





### OUTSIDE

The property is surrounded by communal lawn area and benefits from its own brick built storage shed.



### Material Information (Park Home)

Monthly ground rent/site fee amount (£): £250.39 Next ground rent review period: January 2026

Age Restriction: Over 30's Pets: No Council Tax Band: A

Services Connected:

(Gas): Yes LPG (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note:

As Park Homes are their own entity (Mobiles Homes Act 2013) and are not Land Registry Properties, any purchase would need to be a cash transaction. As part of the Act, it is confirmed that whenever a Park Home is sold, 10% of the agreed sale price is due to be paid to the site owner. This is undertaken at the point of completion where the buyer will pay 90% of the agreed sale price to the seller, with the remaining 10% to be paid to the Site owners within 7 Days.

### JE 0125

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.

---

### Particular Disclaimer

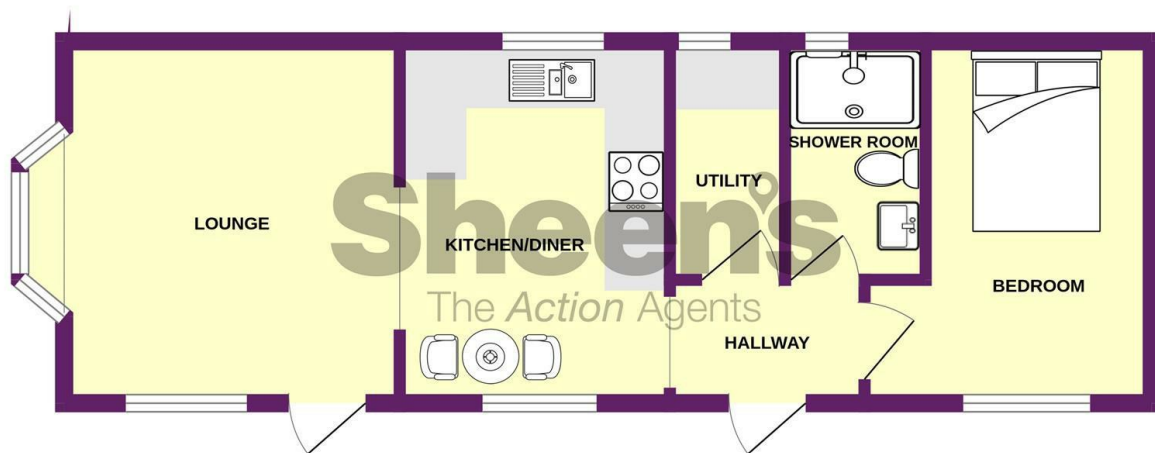
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### 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.



## 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.  
Made with Metropix ©2025

## 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