



## Meadow View Park, St. Osyth Road Little Clacton, CO16 9NN

Located on the popular MEADOWVIEW PARK we are pleased to offer this TWO BEDROOM FULLY RESIDENTAL PARK HOME. This property is being offered with NO ONWARD CHAIN and has been newly renovated. 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 recommended to appreciate the accommodation this property has to offer.

- Two Bedrooms
- 11' x 11' Lounge
- 11' x 7' Kitchen
- 11' x 7' Bedroom
- Newly Renovated
- Gas Central Heating (n/t)
- Fully Residential
- Over 30's
- No Onward Chain
- Council Tax Band A



**Price £45,000 Non-traditional**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

#### LOUNGE

11' x 11'

Radiator. Door out to outside front. Double glazed bay window to front.



## KITCHEN

11' x 7'

Fitted with a range of white glossed fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit with mixer tap. Integrated cooker with four ring hob above (not tested). Storage cupboard housing gas combination boiler (not tested). Double glazed window to side.



## BEDROOM ONE

11'0 x 7'0

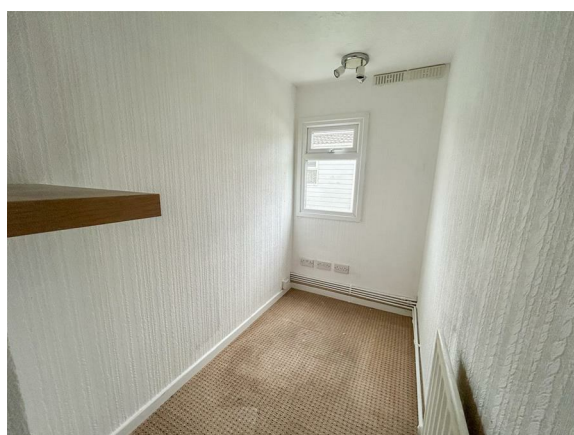
Radiator. Double glazed window to both sides.



## BEDROOM TWO

9' x 4'

Radiator. Double glazed window to side.



## BATHROOM

Low level W/C. Vanity hand wash basin. Shower cubical with wall mounted shower attachment (not tested). Heated towel rail (not tested).



## OUTSIDE FRONT

Brick built shed. Communal lawns.



## Material Information (Park Home)

Monthly ground rent/site fee amount (£250.39):

Ground rent review period: January 2026

Age Restriction: Over 30's

Pets: No

Council Tax Band: A

Services Connected:

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

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.

## 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.

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## EH 02/25

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.



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