



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

This FULLY RESIDENTIAL ONE BEDROOM PARK HOME is located in the sought after area of Little Clacton and is 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 on offer.

- One Bedroom
- 11'6 x 9'11 Lounge
- 10'3 max Kitchen/Diner
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Fully Double Glazed
- Over 30's Residential Site
- No Onward Chain
- Communal Parking Areas & Grounds
- Council Tax A



Price £49,995 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALLWAY

Doors to;

BEDROOM

19'11 to wardrobes x 7'5

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



BATHROOM

Fitted with a white suite comprising; Panelled bath with mixer tap and shower attachment. Folding glazed shower screen. Low level W.C. Pedestal wash hand basin. Part tiled walls. Double glazed window to side. Wood effect flooring.



KITCHEN DINER

11'6 x 10'3 max nar to 7'10

Fitted with a range of cream panel fronted units comprises; Laminated rolled edge work tops with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring gas hob with inset oven below and integrated extractor hood above (all appliances not tested). Space and plumbing for washing machine. Breakfast bar with under counter cabinets. Tall fridge freezer space. Built in airing cupboard housing gas boiler (not tested). Built in storage cupboard. Radiator. Wood affect flooring. Double glazed windows to either side.



LOUNGE

11'6 x 9'11

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



OUTSIDE

The property is surrounded by communal lawned areas and benefits from its own brick built storage shed. Communal parking on site.



JE 0425

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 (£): £250.39 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.

Park Home Disclaimer

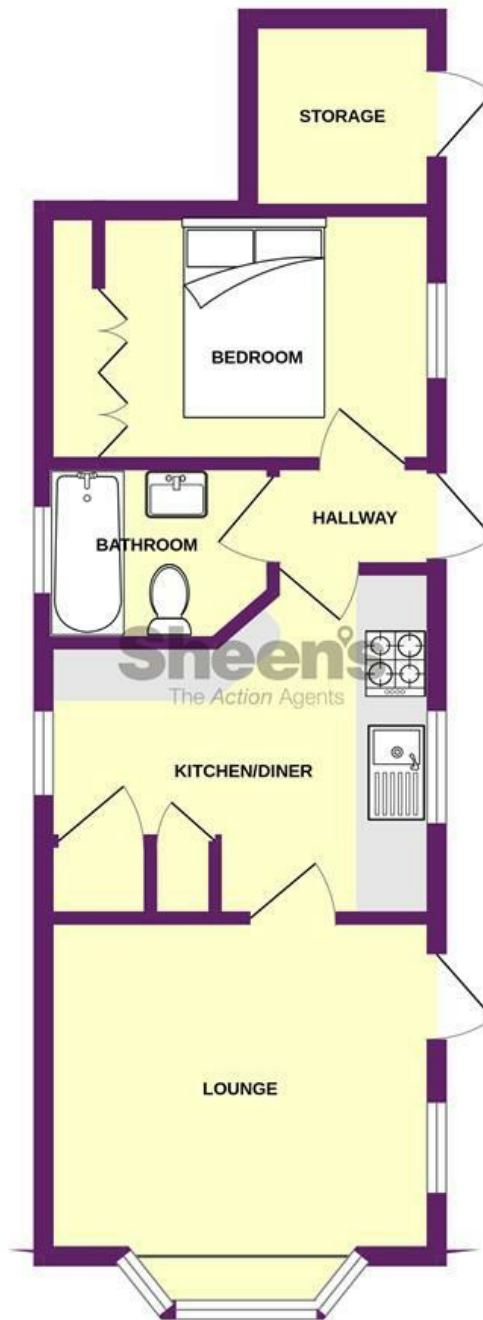
This property is subject to 'Site Fees'. These can be obtained from Sheen's Estate Agents. Further it is up to any interested party to satisfy themselves of all the relevant Lease details with their Legal representative before incurring any expenditure.

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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