



## Castlehill Park Great Clacton, CO16 9QP

Sheen's Estate agents are pleased to offer for sale this **ONE BEDROOM FULLY RESIDENTIAL PARK HOME**. This property is being offered with No Onward Chain and is located within approximately 200 yards of Brook Retail Park, with Clacton-on-Sea's town centre, seafront and main railway station approximately two miles away.

- One Bedroom
- Walk In Wardrobe
- Modern Kitchen
- Shower Room
- 19'11 Lounge
- Double Glazed Windows
- Electric Heating (n/t)
- No Onward Chain
- Over 45's
- Council Tax Band A



**Price £75,000 Non-traditional**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed stable entrance door to:

### ENTRANCE PORCH

Further door to Lounge:

### LOUNGE

19'11 x 11'9 max

Two double glazed windows to front. Electric storage heater (not tested). Doors to:



### KITCHEN

8'9 x 5'4

Laminated rolled edge work surfaces. Inset single drainer ceramic sink unit. Inset four ring electric hob. Built in oven (all appliances not tested). Plumbing and space for washing machine. Selection of matching under counter and wall mounted units. Tile splash backs. Double glazed window to rear:





## BEDROOM

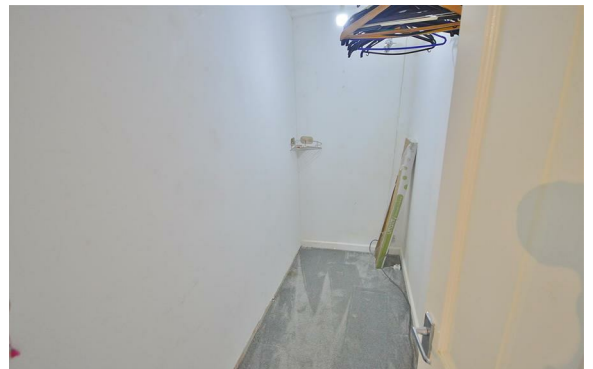
11'9 max x 8'7 max

Double glazed window and door to rear. Door to:



## WALK IN WARDROBE

8'7 x 3'7



## SHOWER ROOM

White suite comprising of low level W.C. Pedestal hand wash basin. Independent shower cubicle with wall mounted shower (not tested). Part tiled walls. Double glazed window to rear:



## OUTSIDE

Patio area enclosed by small picket fencing. Communal grounds comprising lawned area and communal parking.



## Material Information (Park Home)

Monthly ground rent/site fee amount (£): 225.78 Ground rent review period: Feb 2026

Age Restriction: Over 45's Pets: Yes (Two) Council Tax Band: A

Services Connected:

(Gas): No (Electricity): Mains (Water): Mains (Sewerage Type): Mains

Mobile Signal (Outside) Likely on the four main networks

Broadband: Superfast up to 80mb

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.

## LE 0525

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.

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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## 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