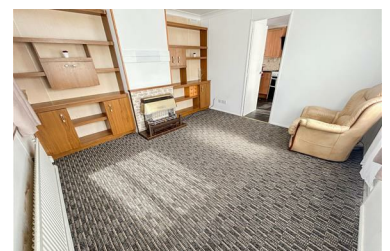




Meadowview Park, St. Osyth Road Little Clacton, CO16 9NP

Sheen's Estate Agents are pleased to offer this ONE BEDROOM FULLY RESIDENTIAL PARK HOME located on MEADOWVIEW PARK. This property is being offered with NO ONWARD CHAIN. The accommodation is conveniently located within two and three quarter miles of Clacton-on-Sea's town centre, mainline railway station and sea front. An internal inspection is highly advised to appreciate the accommodation on offer.

- One Bedroom
- 11'9 x 11'9 Lounge
- 11'9 x 8'1 Kitchen
- 11'9 x 8'6 Bedroom
- Brick Built Shed
- Fully Residential
- Communal Parking
- Over 30's
- No Onward Chain
- Council Tax Band A



Price £44,000 Non-traditional

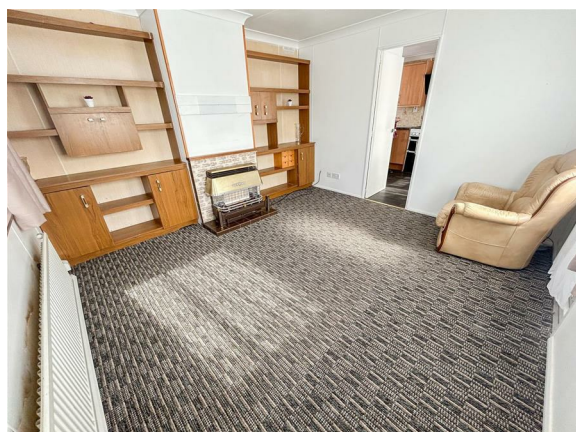
Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

11'9 x 11'9

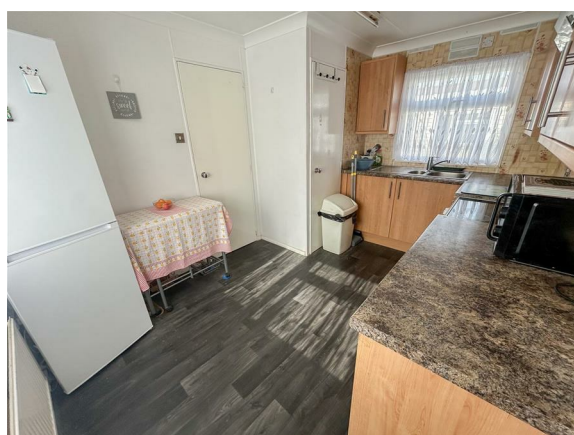
Gas fire with back boiler (not tested). Double glazed window to side and front. UPVC door to outside.



KITCHEN

11'9 x 8'1

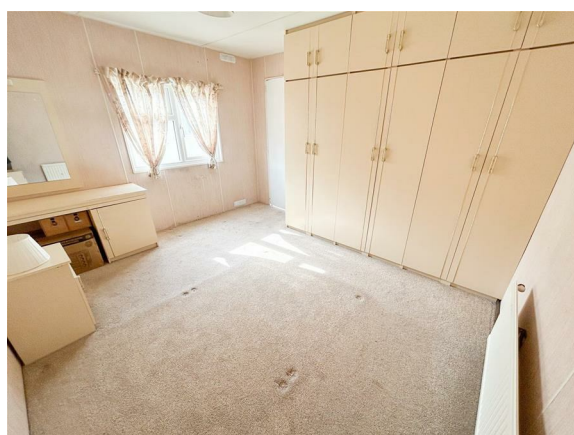
Fitted with a selection of matching wall mounted units comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless sink unit with mixer tap. Space for cooker. Space for fridge freezer. Storage cupboard. Double glazed window to side. Radiator.



BEDROOM

11'9 x 8'1

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



BATHROOM

Low level W/C. Vanity hand wash basin with mixer tap. Panelled bath. Double glazed window to side. Radiator.



OUTSIDE

Communal lawns. Communal Parking. Brick built shed.



EH 05/25

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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.

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 Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

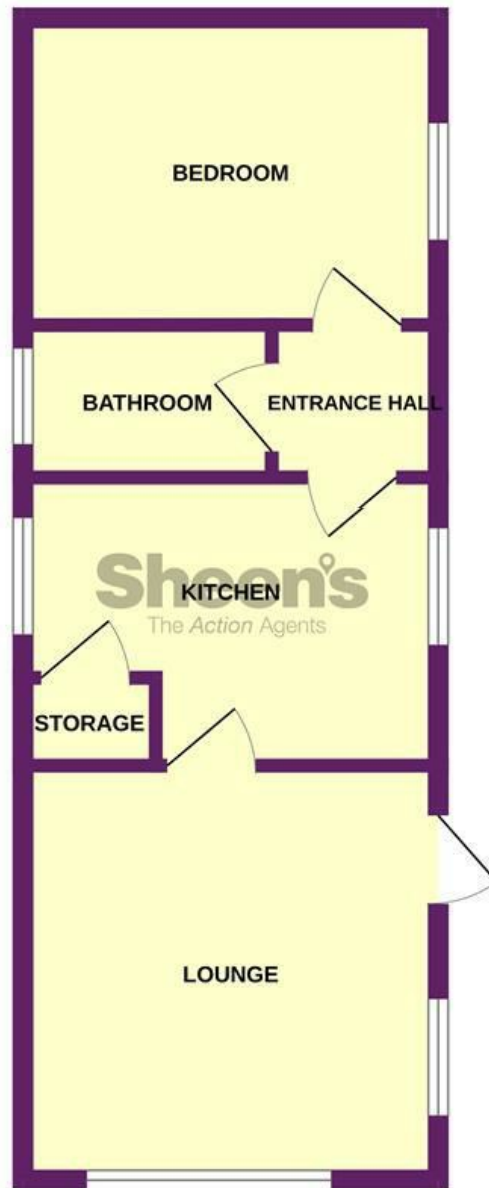
As Park Homes are their own entity (Mobiles Homes Act 2013) and are not Land Registry Properties, any purchase would need to be a cash transaction. As part of the Act, it is confirmed that whenever a Park Home is

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

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.



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