

Omar Avenue, Chester Residential Park, Clacton-on-Sea, CO16 8HZ

£170,500

Blake & Thickbroom are delighted to be offering for sale this beautifully presented, virtually brand-new 2025-built two-bedroom, two-shower room park home, situated within a gated and secure fully residential development exclusively for the over 45s, providing stylish and contemporary accommodation in an attractive setting.

Having been recently constructed in 2025, the property remains in exceptional condition throughout and offers buyers the opportunity to acquire a home that is effectively as new, without the wait associated with a brand-new purchase.

The spacious and well-designed layout features a bright and welcoming living area, a modern fitted kitchen with integrated appliances, two generously proportioned bedrooms, and two stylish shower rooms, including an en-suite to the principal bedroom. Newly fitted carpets throughout! Finished to a high standard throughout, the home benefits from modern fixtures and fittings and is ideal for those seeking comfortable, low-maintenance living. The property also benefits from a newly fitted air conditioning system!

Outside, the property enjoys a private westerly-facing garden, perfect for relaxing and making the most of the afternoon and evening sunshine. A driveway provides convenient off-road parking for two vehicles.

Set within a gated and secure residential development for the over 45s, the property offers peace of mind, a welcoming community atmosphere and an enviable lifestyle. Conveniently positioned within a short drive of the coast, residents can enjoy easy access to a range of seaside amenities, coastal walks and picturesque beaches, making it an excellent choice for those looking to downsize without compromising on comfort, quality or location.

Combining modern design, quality finishes, excellent outdoor space and a desirable coastal setting, this nearly new park home represents a fantastic opportunity, and early viewing is highly recommended.

Front Entrance:

Entrance Hall:

Lounge / Diner: - 5.74m x 5.13m (18'10" x 16'10")

Kitchen: - 3.68m x 2.39m (12'1" x 7'10")

Utility Room: - 2.9m x 1.65m (9'6" x 5'5")

Shower Room: - 1.98m x 1.78m (6'6" x 5'10")

Bedroom One: - 3.51m x 2.77m (11'6" x 9'1")

Walk In Wardrobe: - 1.93m x 1.17m (6'4" x 3'10")

Ensuite: - 1.93m x 1.68m (6'4" x 5'6")

Bedroom Two: - 2.79m x 2.79m (9'2" x 9'2")

Study: - 1.78m x 1.52m (5'10" x 5'0")

Garden:

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

- BUILT IN 2025
- VIDEO TOUR AVAILABLE
- TWO BEDROOMS
- AIR CONDITIONING SYSTEM!
- 18'10 X 16'10 LOUNGE / DINER
- MODERN FITTED KITCHEN
- SPACIOUS LIVING ACCOMMODATION
- WESTERLY-FACING PRIVATE GARDEN
- DRIVEWAY PARKING FOR TWO CARS
- FULLY RESIDENTIAL PARK HOME

Material information for this property:

Tenure: Virtual Freehold
Virtual Freehold means that when buying a park home, you purchase the physical property outright and lease the land it sits on in perpetuity, for the entirety of the time the home is sited. These properties are not mortgageable, if you are uncertain or would like further advice, please consult a solicitor.
Council Tax Band: A
EPC: N/A
Services connected
Electricity: Yes
Gas: Yes
Water: Yes
Sewerage type: Mains
Telephone and Broadband coverage: Yes
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property
Any additional property charges: Yes. We have been advised by our vendor that the service charge & ground rent come to a total of £3,108 per year (£259 per month).
Non standard property features to note: None

NOTE: The information in this property listing is correct to the best of our knowledge. We recommend any potential purchaser is aware of all details including park rules and conditions before sale completion. We also recommend consulting the Mobile Homes Act 2013 for conditions of any future sale of this property.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.


BLAKE &
THICKBROOM


BLAKE &
THICKBROOM


BLAKE &
THICKBROOM


BLAKE &
THICKBROOM


BLAKE &
THICKBROOM


BLAKE &
THICKBROOM
Panasonic
Miele


BLAKE &
THICKBROOM


BLAKE &
THICKBROOM


BLAKE &
THICKBROOM

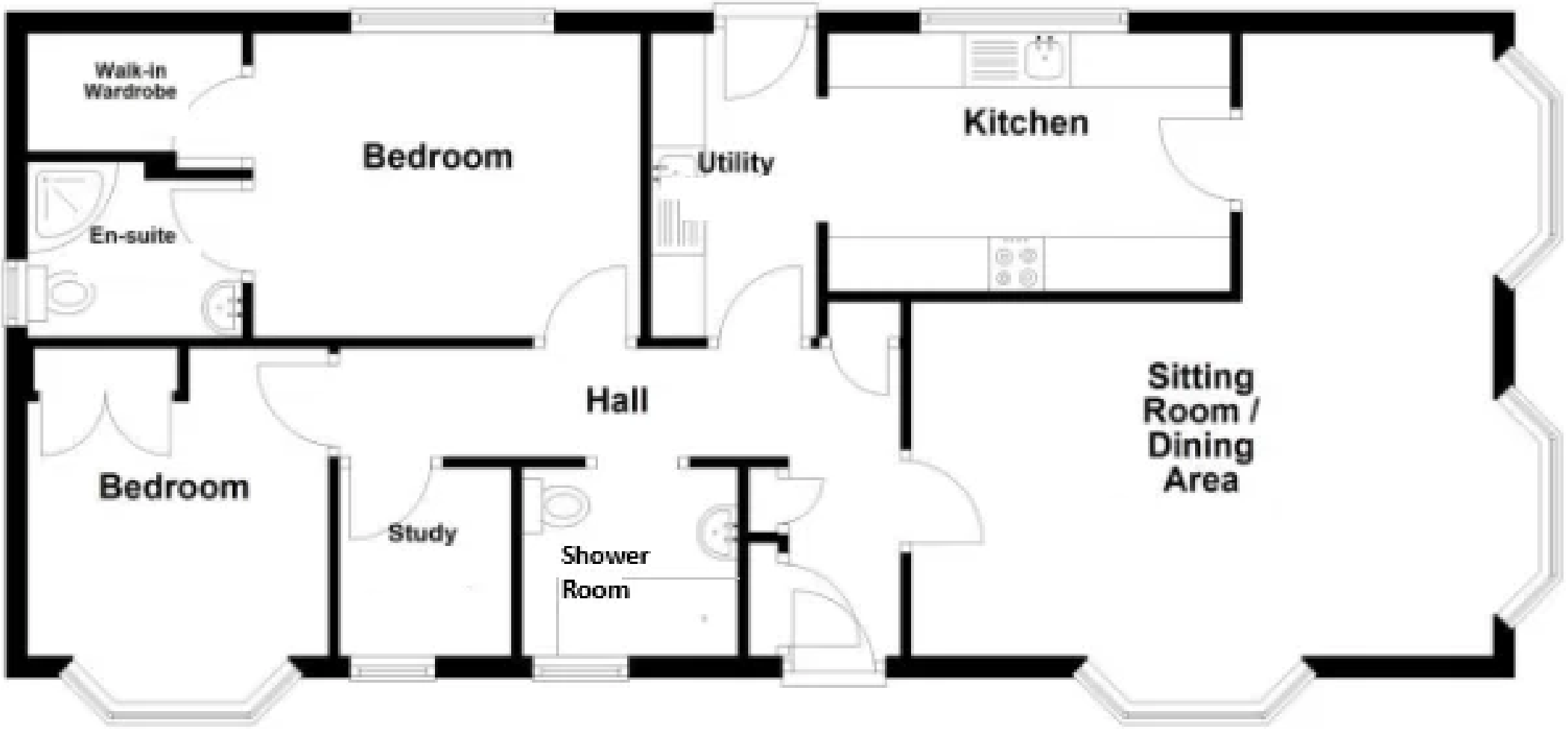

BLAKE &
THICKBROOM





Ground Floor

Approx. 79.1 sq. metres (851.9 sq. feet)



Total area: approx. 79.1 sq. metres (851.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas.