



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

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM FULLY RESIDENTIAL PARK HOME. The park home benefits from being offered with NO ONWARD CHAIN and is situated approximately 1.75 miles from Clacton Shopping Village. The park home is located 2.75 miles from Clacton-on-Sea's town centre, regenerated seafront and mainline railway station providing its direct links to London Liverpool Street. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 11'9 x 10'9 Lounge
- 11'7 x 8'9 Kitchen
- 7'9 x 4'4 Shower Room
- Fully Double Glazed
- Gas Central Heating (n/t)
- Brick Built Storage Shed
- Communal Parking For Residents
- No Onward Chain
- Council Tax Band A



**Price £56,995 Non-traditional**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to the entrance hall.

### ENTRANCE HALL

Airing cupboard. Door to:

### KITCHEN

11'7 x 8'9 max

Fitted kitchen suite comprising granite effect rolled edge work surfaces with White wood effect wall mounted cabinets with cupboards and drawers below. Inset ceramic one and a half bowl drainer sink unit with stainless steel mixer tap. Space for cooker. Space for fridge freezer. Cupboard housing gas combination boiler. Tiled splashbacks. Double glazed window to both sides. Radiator. Opening to:



## LOUNGE

11'9 x 10'9

Radiator. Double glazed window to side and rear. Double glazed door to outside.



## BEDROOM ONE

11'9 x 9'3 max

Built in storage cupboards. Radiator. Double glazed window to side.



## BEDROOM TWO

6'3 x 3'10

Radiator. Double glazed window to side.



## SHOWER ROOM

7'9 x 4'4

Three piece suite comprising low level W.C. Pedestal wash hand sink basin. Double step in shower cubicle with wall mounted electric shower above (not tested). Radiator. Double glazed window to side.



## BRICK BUILT STORAGE SHED

Space and plumbing for washing machine.

## OUTSIDE

Communal parking for residents only. Paved patio leading to the entrance door with the remainder being laid to lawn.



## Material Information (Park Home)

Monthly ground rent/site fee amount (£): £259.40 Ground rent review period:

Age Restriction: 30s Pets: No

Council Tax: Tendring District Council; Council Tax Band A ; Payable 2026/2027 £1483.98 Per Annum

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage):

For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

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.

## JB 05/26

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

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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 via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).



GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 427 sq.ft. (39.7 sq.m.) approx.

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