



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

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM FULLY RESIDENTIAL PARK HOME located on the popular MEADOWVIEW PARK. The property is located in the sought after area of Little Clacton and is approximately two and a half miles away from Clacton-on-Sea's town centre, seafront and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- 11'9 x 11'4 Lounge
- 11'8 x 7'10 Kitchen
- Two Bedrooms
- Fully Double Glazed
- Three Piece Bathroom Suite
- Gas Central Heated (n/t)
- Brick Built Storage Shed
- Fully Residential
- No Onward Chain
- Council Tax Band A



**Price £49,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### KITCHEN

11'8 x 7'10

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Tiled splash backs. Inset four ring electric hob, with oven under and extractor hood above (not tested). Selection of matching wall units with cupboards and drawers at both eye and floor level. Storage cupboard housing wall mounted has combination boiler (not tested). Radiator. Double glazed window to front and rear. Open access to;



## LOUNGE

11'9 x 11'4

Additional UPVC double glazed door to front. Radiator. Double glazed windows to front and side.



## BATHROOM

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with mixer tap. Panelled bath with showerhead attachment above. Fully tiled. Radiator. Double glazed window to rear.



### BEDROOM ONE

11'8 x 7'4

Storage cupboard. Radiator. Double glazed window to front.



### BEDROOM TWO

9' x 4'2

Radiator. Double glazed window to rear.



### OUTSIDE FRONT

Communal parking. Communal lawns. Brick built storage shed housing plumbing for washing machine.



### EH 01/24

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.

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### 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.

### Material Information (Park Home)

Monthly ground rent/site fee amount (£244.77): Per month

Ground rent review period: January 2025

Age Restriction: 30s

Pets: No Pets

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:



## 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