



St. Osyth Road Little Clacton, CO16 9NW

**** NO ONWARD CHAIN **** Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM FULLY RESIDENTIAL PARK HOME in need of refurbishment 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.

- Two Bedrooms
- 10'9 x 11'9 Lounge
- 11'9 x 8' Kitchen
- Bathroom
- Brick Built Storage Shed
- Communal Parking
- Over 30's
- No Pets
- No Onward Chain
- Council Tax Band A



Price £35,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC glazed entrance door to:

ENTRANCE HALL

Storage cupboard. Door to:

KITCHEN

11'9 x 8'

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset single drainer stainless steel sink unit. Space for cooker. Space for fridge or freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Airing cupboard. Radiator. Glazed windows to the front and rear. Door to:



LOUNGE

10'9 x 11'9

Radiator. Glazed window to front and side. UPVC Glazed door leading to the outside side.



BEDROOM ONE

7'4 x 11'1

Built in wardrobes. Radiator. Glazed window to side.



BEDROOM TWO

7'1 x 3'

Built in wardrobe. Radiator. Glazed window to side.



BATHROOM

7' x 4'5

Three piece suite comprising a low level W.C. Pedestal hand wash sink basin. Panelled bath. Radiator. Glazed window to side.



OUTSIDE

Communal parking, Communal gardens, Brick built storage shed housing space and plumbing for washing machine.



Material Information (Park Home)

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

Age Restriction: 30+ Pets: No Pets

Council Tax: Tendring District Council

Council Tax Band: A

Payable 2026/2027 £ 1524.77 Per Annum

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: Park Home

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.

BA 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 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.

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

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.
Made with Metropix 6/2026

Selling properties... not promises

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Sheen's
The Action Agents