

Castle Hill Park , London Road, Clacton-on-Sea, Essex, CO16 9QW

£85,000

Clacton-on-Sea

NO ONWARD CHAIN. Discover this delightful two-bedroom park home, perfectly situated in the desirable over 45's fully residential Castle Hill Park. Offered with no onward chain. This property provides a comfortable and convenient lifestyle, with a video tour available for an initial viewing.

Step inside to an inviting entrance hall (2.06m x 0.89m / 6'9" x 2'11"), leading you into the heart of the home. The bright lounge (4.7m x 3.86m / 15'5" x 12'8") offers a spacious area for relaxation and entertaining. The well-proportioned kitchen (2.92m x 2.24m / 9'7" x 7'4") provides a functional space for everyday living.

The home features two comfortable bedrooms. Bedroom One (2.92m x 2.41m / 9'7" x 7'11") offers a peaceful retreat, while Bedroom Two (currently used as a walk in wardrobe (2.92m x 2.18m / 9'7" x 7'2") provides additional versatile space. A contemporary shower room (2.03m x 1.65m / 6'8" x 5'5") serves both bedrooms.

Externally, residents benefit from communal parking and a communal garden, perfect for enjoying the outdoors. The property also includes a garage in a block, providing valuable storage or parking solutions. Heating is provided by an efficient electric system, and the home is connected to mains electricity and water supply.

Located on London Road in Clacton-on-Sea, CO16 9QW, Castle Hill Park offers a peaceful community setting with convenient access to local amenities. We, as sole agents, recommend a viewing to fully appreciate the appeal of this charming park home.

Entrance Hall - 2.06m x 0.89m (6'9" x 2'11")

Kitchen - 2.92m x 2.24m (9'7" x 7'4")

Shower Room - 2.03m x 1.65m (6'8" x 5'5")

Lounge - 4.7m x 3.86m (15'5" x 12'8")

Bedroom One - 2.92m x 2.41m (9'7" x 7'11")

Bedroom Two - 2.92m x 2.18m (9'7" x 7'2")

Agent Notes:
Material Information for this property.
Tenure is Freehold
Council Tax Band A.
EPC Rating N/A
Services Connected.
Electricity - Yes, Mains supply.
Gas - No.
Water - Yes, Mains supply.
Sewerage type - Mains.
Telephone and Broadband coverage - Yes.
Additional property charges - We have been advised there is a service charge and ground rent charge of approximately £212 per calendar month.
Non standard property features to note - This is a residential site for over 45's only.

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.

Property Type: Mobile/Static

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

- Sole Agents
- Video Tour Available
- No Onward Chain
- Over 45's Fully Residential Park
- Electric Heating
- Two Bedrooms
- Kitchen 9'7" x 7'4"
- Lounge 15'5" x 12'8"
- Shower Room
- Communal Parking


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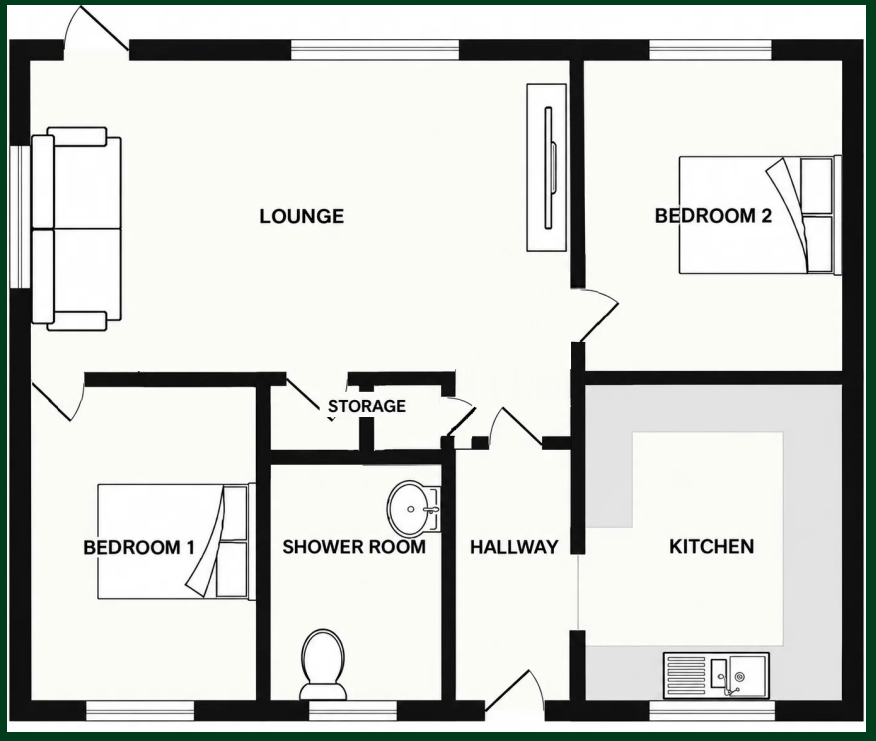

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LOUNGE
BEDROOM 2
STORAGE
BEDROOM 1
SHOWER ROOM
HALLWAY
KITCHEN