110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The *Action* Agents

Greenlawns, St. Osyth Road East
Little Clacton, CO16 9RP

** GUIDE PRICE £120,000 - £130,000
** Sheens Estate Agents are pleased to offer this Over 50's TWO BEDROOM DOUBLE UNIT PARK HOME. Nestled in the charming area of Little Clacton. The park home is set within the serene Greenlawns community, offering a tranquil environment surrounded by nature, yet still within easy reach of local amenities. This property is being offered with FULLY RESIDENTAL and NO ONWARD CHAIN. An viewing is high advised to appreciate the accommodation this property has to offer.

- Two Bedrooms
- En-suite & Walk In Wardrobe
- 15' x 14' Lounge
- 9' x 8' Dining Room
- Fitted Kitchen
- Off Street Parking
- Electric Heating (n/t)
- No Onward Chain
- Fully Residential Park Home - Over 50's
- Council Tax Band A

Guide Price £120,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

15'0 x 14'0

Double glazed window to rear. Open access to Dining Room.

KITCHEN

9'0 x 14' nar to 9'

Fitted with a range of matching wall mounted panelled fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit. Space for and plumbing for washing machine. Space for cooker. Space for fridge/freezer. Space for under counter fridge. Storage cupboard. Doors out to outside rear.

DINING ROOM

9'0 x 8'0

Double glazed window to side.

BEDROOM ONE

9'0 x 9'0

Electric radiator (not tested). Doors to En-suite & Walk in wardrobe. Double glazed window to side.

EN-SUITE

Pedestal hand wash basin. Corner shower cubical with wall mounted shower attachment. Heated towel rail (not tested). Double glazed window to rear.

WALK IN WARDROBE

Rail with shelving.

BEDROOM TWO

9'1 x 9'0

Built in wardrobes. Electric Radiator. Double glazed window to rear.

BATHROOM

Low level W/C. Pedestal hand wash basin. Panelled bath. Double glazed window to side.

OUTSIDE FRONT

Off street parking.

OUTSIDE REAR

Brick built storage shed. Laid to lawn wrap around garden.

EH 0225

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.

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.

Material Information (Park Home)

Monthly ground rent/site fee amount (£261.64 including water):
Ground rent review period: January 2026
Age Restriction: Over 50's
Pets: 2 Maximum
Council Tax Band: A

Services Connected:
(Gas): No
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): 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.

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.

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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