



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



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ST. JOHNS ROAD, CLACTON-ON-SEA, CO16 8BS
PRICE £200,000

This 'nearly new' park home located on 'SEVEN ACRES', a stunning development of 64 luxury Park Homes for the over 50's in beautiful landscaped grounds.

- Over 50s
- Mains Services
- Amazing Views
- Luxury Lodge Park
- Gated Entrance
- 12 Month Licence
- Great Community on Site

GENERAL

Seven Acres is a peaceful park situated with in easy reach of the beach and all Tendring has to offer, Clacton on Sea, St Osyth, Point Clear, Frinton on Sea, approx 20 mins away from the city of Colchester.

SITE FEES

Approximately £3,150 PA

remainder of 2025 will be included and free insurance

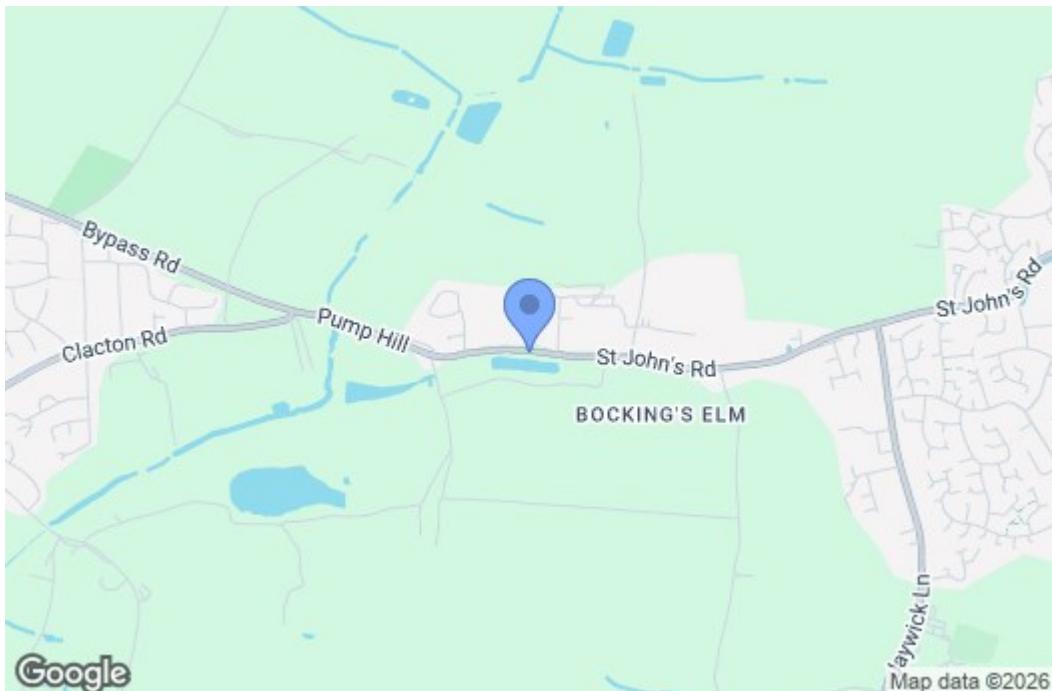
SERVICES

Mains electricity, water, gas and drainage. broadband and telephone.

VIEWINGS

Strictly by appointment. Please call the office to arrange yours.

Map



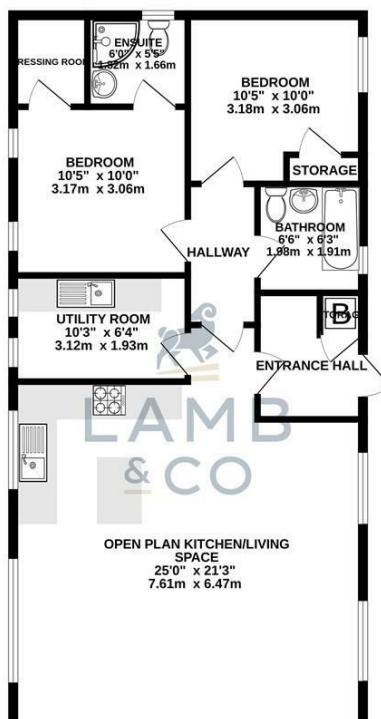
EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan

GROUND FLOOR
990 sq.ft. (92.0 sq.m.) approx.



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TOTAL FLOOR AREA : 990 sq.ft. (92.0 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Plans with Meritex 2020

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.