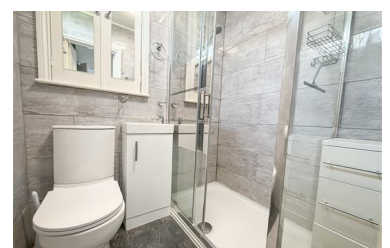




Castlehill Park, London Road Great Clacton, CO16 9QP

Located on the popular Fully Residential Castlehill Park site for the Over 45's is this TWO BEDROOM PARK HOME offered with No Onward Chain. The property is situated just 250 metres from Brook Park Retail and Country Park with Clacton's town centre, sea front and mainline railway station located around one and three quarter miles away. An early internal inspection is strongly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15'9' x 11' Lounge/Diner
- 10'4 x 5'6 Modern Kitchen
- Modern Shower Room
- Fully Double Glazed
- South Facing Private Patio Area
- Communal Parking
- Two Pets Allowed
- Over 45's Fully Residential Site
- No Onward Chain



Price £95,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALL

Wall mounted electric heater (not tested). Dado rail. Doors to Bedroom One & Shower Room. Open access to Lounge.

BEDROOM ONE

8'8 x 7'9

Wall mounted electric heater (not tested). Double glazed window to front.

SHOWER ROOM

Fitted with a modern three piece white suite. Comprises large shower cubicle. Low level W.C. Pedestal wash hand basin with cupboard below. Fully tiled walls. Double glazed window to front.



LOUNGE/DINER

15'9" x 11' plus recess

Dado rail. Two wall mounted electric heaters (not tested). Double glazed windows to rear. Door to Bedroom Two and open access to Hallway and Kitchen.



ALTERNATE VIEW OF LOUNGE/DINER



KITCHEN

10'4 x 5'6

Fitted with a range of white laminate panel fronted units. Comprises marble effect laminate rolled edge work surfaces. Cupboards and drawers below. Range of matching wall mounted units incorporating glass fronted cabinets. Inset single drainer stainless steel sink unit with mixer tap. Electric range cooker to remain with fitted extractor hood above. Washing machine and under counter fridge space. Tiled effect flooring. Double glazed window to front.



BEDROOM TWO

8'8 x 7'9

Wall mounted electric heater (not tested). Double glazed window to rear.



OUTSIDE - PRIVATE PATIO AREA

The property benefits from having paved south facing private patio area to the rear enclosed by decorative metal railings. Composite storage shed with space and electric for tumble dryer. The property is situated on the edge of the site and benefits from shrubland views to the rear. Small side area with metal storage sheds.



OUTSIDE

The property benefits from communal parking spaces located around the Castlehill Park Site.



Material Information (Park Home)

Monthly ground rent/site fee amount (£): £197.99 Ground rent review period: January

Age Restriction: Over 45's Pets: Yes - Two Allowed Cats/Dogs Allowed

Council Tax: Tendring District Council; Council Tax Band A ; Payable 2026/2027 £ Per Annum

Services Connected:

(Gas): No (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage):

For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: Over 45's 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.

JE 0626

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

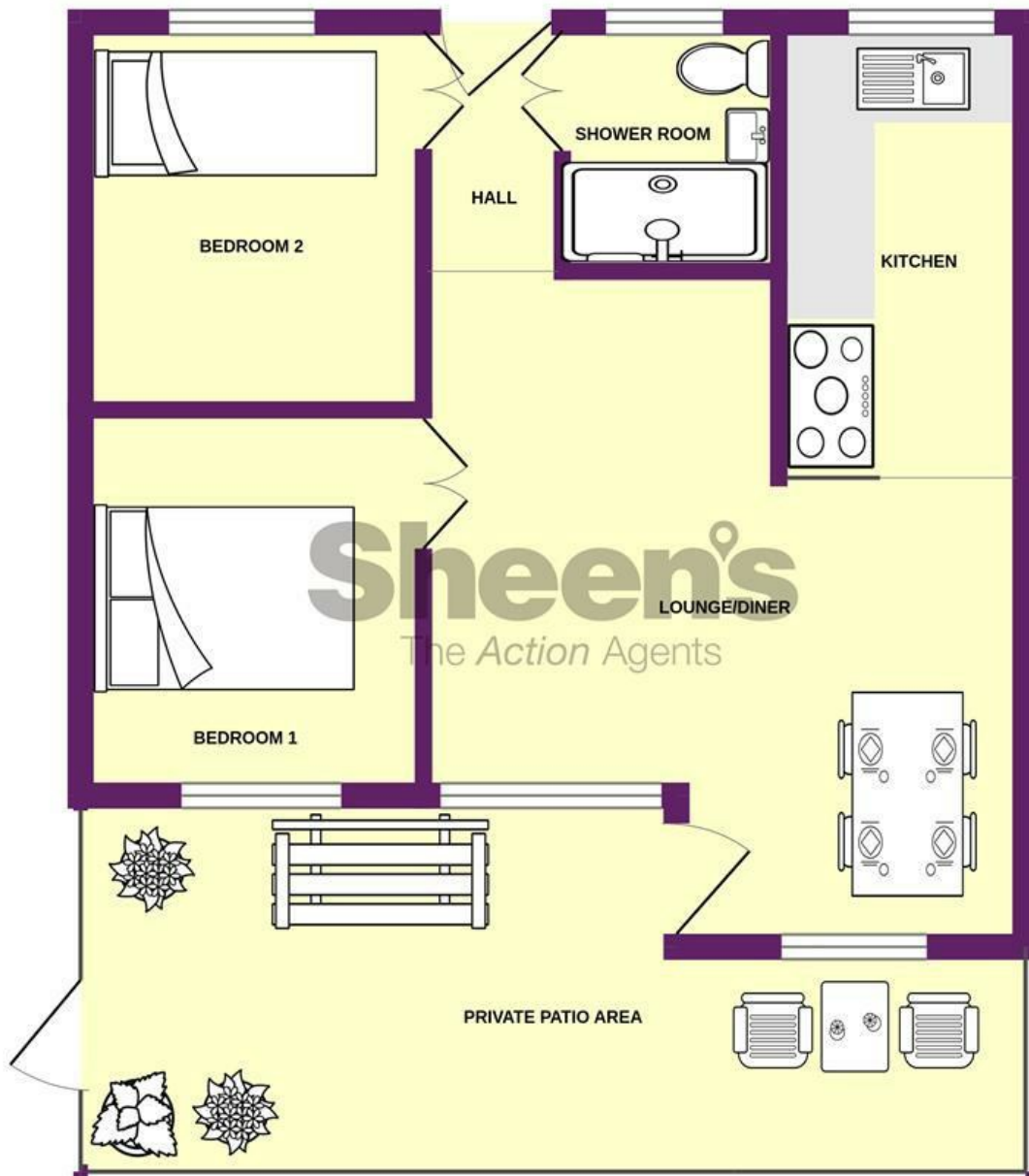
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes 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.
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Selling properties... not promises

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