



## Meadowview Park, St. Osyth Road Little Clacton, CO16 9NP

Located in the sought after area of Little Clacton is this ONE BEDROOM PARK HOME with full residential status. The property is offered with No Onward Chain and is positioned within one mile of Morrisons Superstore and Brook Retail and Country Park. Clacton-on-Sea's town centre, mainline railway station and seafront are located approximately two and a half miles away. The property benefits from countryside views across fields from the living room and an early internal inspection is advised to appreciate the accommodation on offer.

- One Bedroom
- 13'11 x 11'9 Lounge
- 11'8 Fitted Kitchen
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Fully Double Glazed
- Rural Field Views
- Communal Parking & Grounds
- Over 30's Site & No Pets
- No Onward Chain



**Price £56,000 Non-traditional**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### ENTRANCE HALLWAY

Doors to;

### LOUNGE

13'11 x 11'9

Radiator. Double glazed window to front and side. Open access to Kitchen.



## KITCHEN

11'9" x 6'3

Fitted with a range of grey gloss fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset sink unit with mixer tap. Space for under counter fridge and freezer. Electric hob (not tested). Cupboard housing wall mounted gas combination boiler (not tested). Double glazed window to side.



## BEDROOM

11'9" x 8'9"

Radiator. Built in wardrobes. Double glazed window to front.



## BATHROOM

Low level W/C. Shower cubical with wall mounted shower attachment (not tested). Vanity hand wash basin with mixer tap. Heated towel rail (not tested). Double glazed window to side.



## OUTSIDE

The property benefits from own private outside storage shed.



## EH 03/26

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](http://www.sheens.co.uk).

### Material Information (Park Home)

Monthly ground rent/site fee amount (£259.40): Ground rent review period: January 2027

Age Restriction: Over 30's Pets: No

Council Tax: Tendring District Council; Council Tax Band - A ; Payable 2026/2027 £1483.98 Per Annum

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): 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.

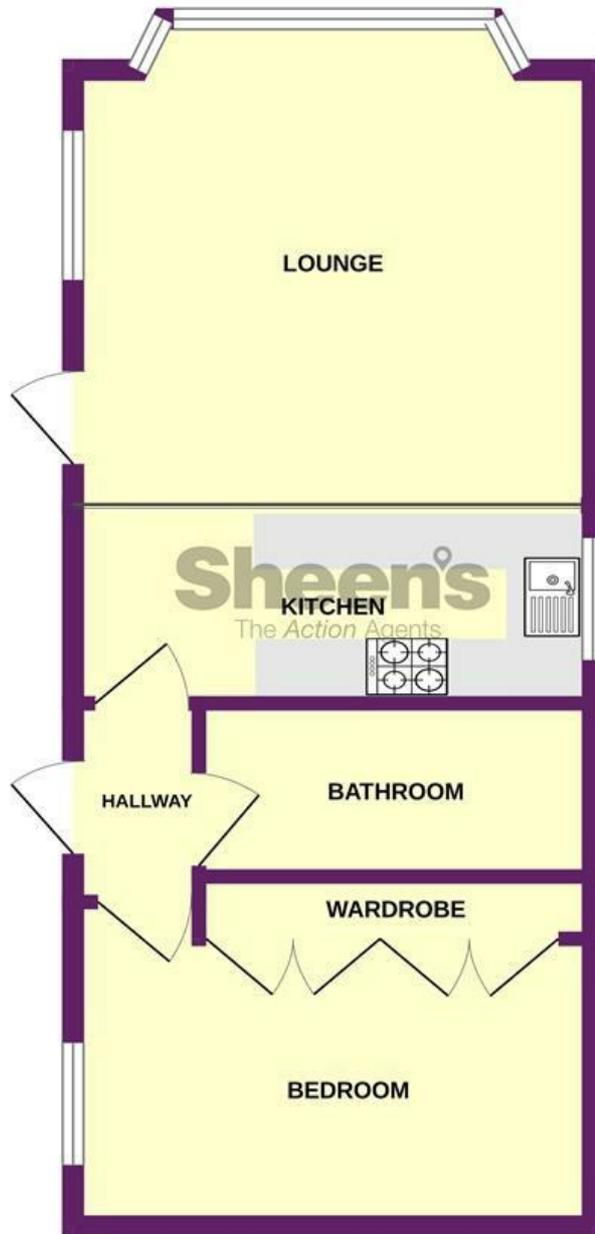
### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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GROUND FLOOR



## Selling properties... not promises

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**Sheen's**  
The Action Agents