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Sheen's
The *Action* Agents



The Spinney, Sacketts Grove
Clacton-on-Sea, CO16 7JB

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM, TWO RECEPTION ROOM PARK HOME which has the added benefit of an En-suite shower room and walk in wardrobe. The property is located on "Sackets Grove" residential park home and conveniently positioned within one and a half miles of Clacton-on-Sea's town centre, seafront and mainline railway station. An early internal inspection is highly recommended to fully appreciate the accommodation and décor on offer.

- Two Bedrooms
- 16'5 x 11' Lounge
- 9'2 x 6'10 Dining Room
- 10'10 x 7'10 Kitchen
- En-Suite Shower Room
- Bathroom
- Communal Parking
- Fully Residential
- Over 45's
- Council Tax Band A







Price £125,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

ENTRANCE HALL

Loft access. Storage cupboard. Door to:

LOUNGE

16'5 x 11'

Radiator. Double glazed windows to front and side. Open access to:





DINING ROOM

9'2 x 6'10

Radiator. Double glazed window to rear. Open access to:



KITCHEN

10'10 x 7'10

Fitted kitchen suite comprising: Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring gas hob with oven under and extractor hood above (not tested). Space and pluming for washing machine. Space for fridge freezer. Cupboard housing wall mounted gas combination boiler (not tested). Selection of matching wall units with cupboards and drawers both eye and floor level. Larder cupboard. Double glazed window to side. UPVC doubled glazed door leading onto outside rear.



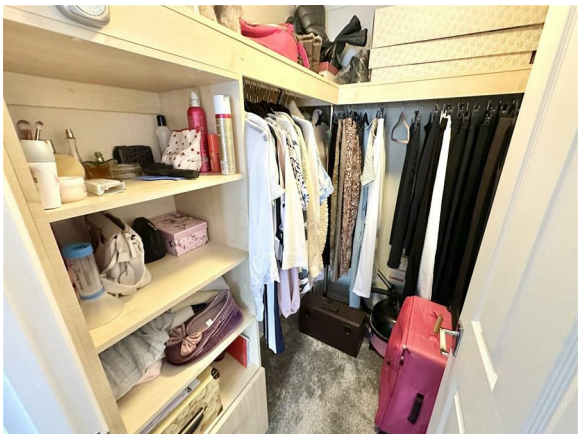




BEDROOM ONE

11'4 x 9'7

Radiator. Double glazed windows to side and rear. Walk in wardrobe. Door to:







EN-SUITE SHOWER ROOM

Three piece white suite comprising: Low level W.C. Corner mounted hand wash sink basin. Step in shower cubical with wall mounted stainless steel shower head attachment above. Radiator. Double glazed window to rear.



BEDROOM TWO

9'4 x 8'3

Built in wardrobes. Radiator. Double glazed to side.





BATHROOM

Three piece white suite comprising: Low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath. Radiator. Double glazed window to side.



OUTSIDE FRONT

Lawned front garden. Side access leading to outside rear. Communal car park on site which is mainly shingled.





OUTSIDE REAR

Laid to lawn. Metal storage shed.



Material Information (Park Home)

Monthly ground rent/site fee amount (£): £161.59
Age Restriction: 45+ Pets: Cats Only

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

Services Connected:
(Gas): Yes (LPG) (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: No

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.

BA 08/26

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.

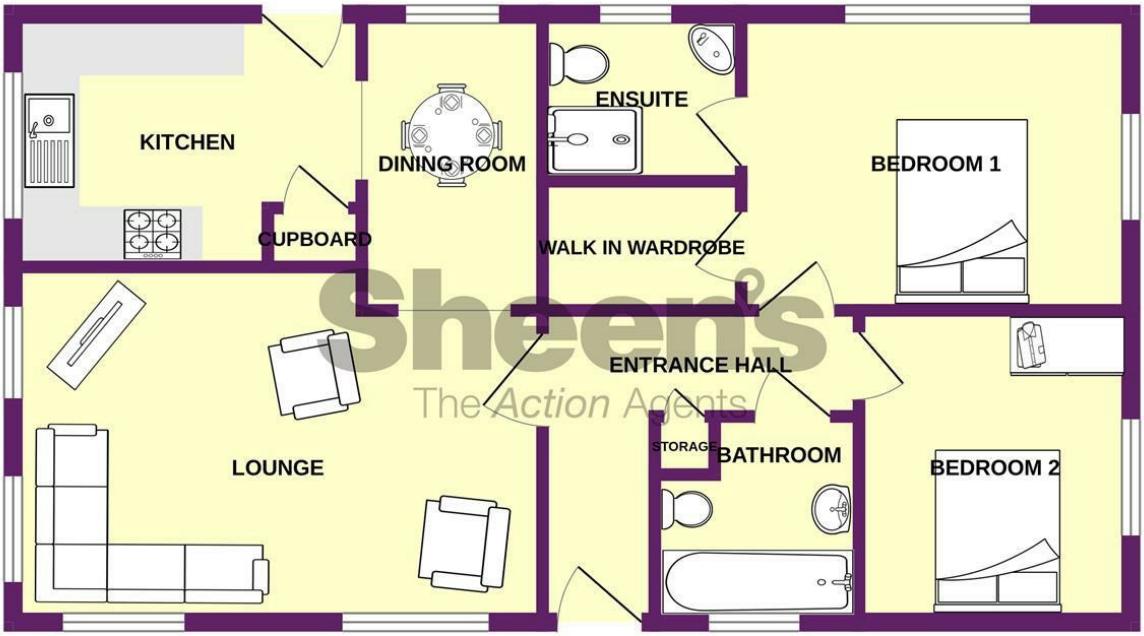
Particular Disclaimer

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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