



## Castlehill Park, London Road Great Clacton, CO16 9QW

Offered with No Onward Chain is this TWO BEDROOM FULLY RESIDENTIAL PARK HOME for the OVER 45's situated on the popular CASTLEHILL PARK. The property is located close to the Brook Park Retail and Country Park with Clacton-on-Sea's town centre, seafront and mainline railway station located around one and three quarter miles away. An internal inspection is strongly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- 15'4 x 9'9 Lounge
- 9'6 x 7'3 Kitchen
- 9'6 x 8' Bedroom
- Electric Heating (n/t)
- Shower Room
- Fully Residential
- Communal Parking
- No Onward Chain
- Council Tax Band A



**Price £65,000 Non-traditional**



## OUTSIDE FRONT

Raised paved steps leading to entrance.

## LOUNGE

15'4 x 9'9

Storage cupboard. Electric heater (n/t). Double glazed window to rear. Double glazed door to rear.



## KITCHEN

9'6 x 7'3

Fitted with a range of matching wall mounted panelled units. Comprising Square edge work surfaces with cupboards and drawers below. Stainless steel sink unit with mixer tap. Integrated cooker with hob above. Space and plumbing for washing machine. Double glazed window to front.



## BATHROOM

Low level W/C. Vanity hand wash basin. Cornered shower cubical with wall mounted shower unit (n/t). Radiator. Double glazed window to front.



## BEDROOM ONE

9'6 x 8'0

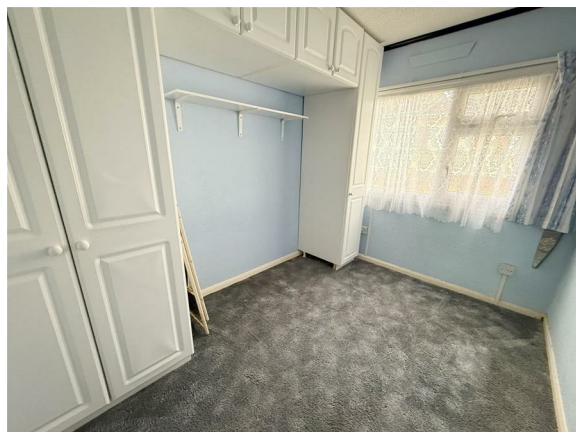
Double glazed window to rear.



## BEDROOM TWO

9'7x 7'2

Built in wardrobes. Double glazed window to front.



## OUTSIDE REAR

Raised paved steps leading to entrance. Communal parking. Communal lawns.

### Material Information (Park Home)

Monthly ground rent/site fee amount (£195.63)

Ground rent review period:

Age Restriction: Over 45's

Pets: Yes - 2 per home

Council Tax Band: A

Services Connected:

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

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.

### EH 08/24

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.


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).

### 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.

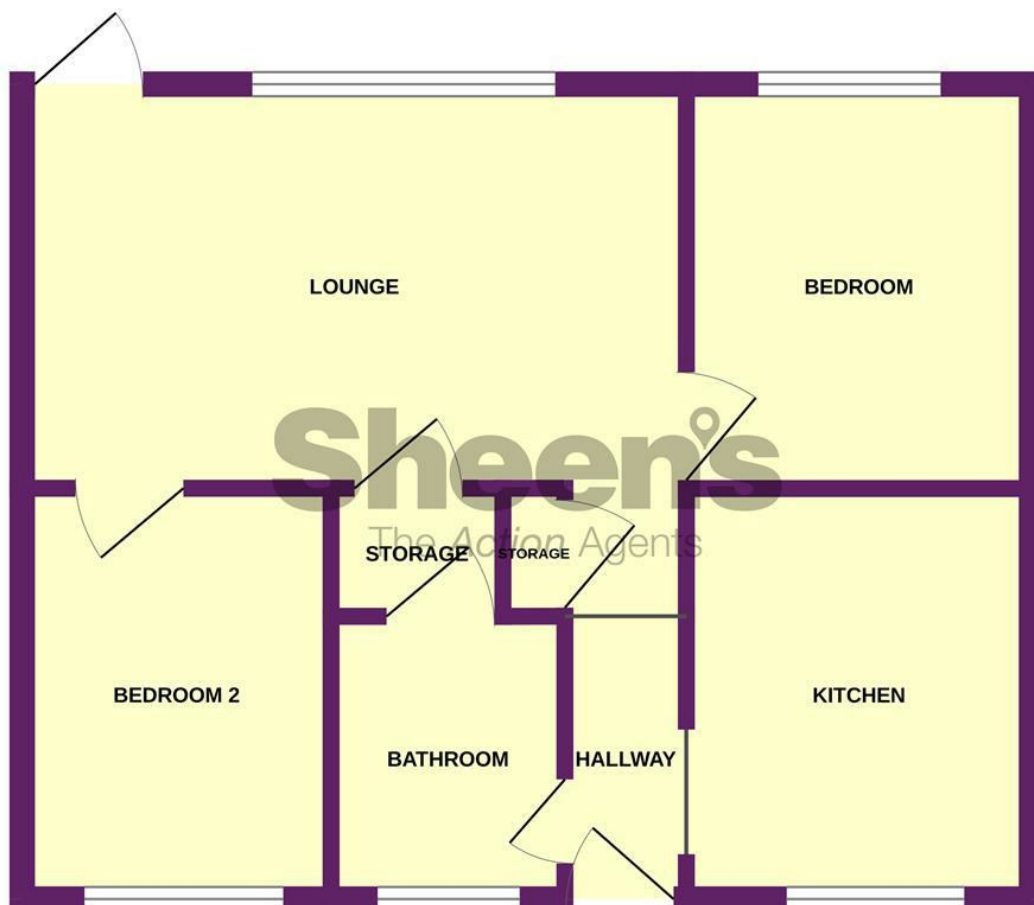
### Particular Disclaimer

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.



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## 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

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents