



Meadowview Park, St. Osyth Road Little Clacton, CO16 9NW

Situated on the popular Meadowview Park Development, Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM FULLY RESIDENTIAL PARK HOME. The property is positioned approximately two and a half miles from Clacton-on-Sea's town centre, seafront and mainline railway station and has recently undergone a programme of modernisation.

- Two Bedrooms
- 11'9 x 11'9 Lounge
- 11'9 x 7'11 Kitchen
- Low Energy Electric Heating (n/t)
- Communal Parking Spaces
- Fitted Shower Room
- Fully Residential
- Fully Double Glazed
- Over 30's
- Council Tax Band A



Price £55,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed entrance door to:

ENTRANCE HALLWAY

Built in storage cupboard. Doors to:

LOUNGE

11'9 x 11'9

Double glazed bay window to front. Double glazed window to side. Double glazed door to side. Two ceiling mounted electric heaters (n/t).



KITCHEN

11'9 x 7'11

Modern fitted kitchen suite comprising; Laminated work surfaces with inset one and a half bowl stainless steel sink unit. Cooker space. Space for under counter fridge. Space for under counter freezer. Selection of matching white modern units at both eye and floor level. Storage cupboard providing additional storage space and housing modern electric water heater (n/t). Ceiling mounted electric heater (n/t). Two double glazed windows to either side.



BEDROOM ONE

11'9 x 7'4

Electric ceiling mounted heater. Fitted bedroom furniture. Double glazed window to front.



BEDROOM TWO/DRESSING ROOM

7'2 plus recess x 4'2

Fitted bedroom furniture. Electric ceiling mounted heater (n/t).
Double glazed window to rear.



SHOWER ROOM

Newly fitted shower room comprises low level WC. Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted electric shower (n/t). Ceiling mounted electric heater (n/t). Fitted wall cabinets with mirror doors. Double glazed window to side.



OUTSIDE

To the front of the property are communal lawn areas with access to private outside storage cupboard with plumbing for washing machine.



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.

EH 06/25

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.

AGENTS NOTES

The owner has informed us that the property has been fully insulated internally. The windows and doors are newly fitted along with the infra red electric heaters. A new roof has also been installed with a thirty five year guarantee.

Material Information (Park Home)

Monthly ground rent/site fee amount (£250.39):

Ground rent review period: January 2026

Age Restriction: Over 30's

Pets: No Pets

Council Tax Band: A

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Yes

(Telephone & Broadband): TBC

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.

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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