



Sacketts Grove Clacton-On-Sea, CO16 7JB

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM DETACHED PARK HOME situated on this FULLY RESIDENTIAL DEVELOPMENT for the over 45's and being offered with NO ONWARD CHAIN. The property is located approximately one and a half miles from Clacton-on-Sea's town centre, seafront and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 11'7 x 10'4 Lounge
- 11'7 x 10'8 Kitchen/Diner
- Bathroom
- LPG Central Heating (n/t)
- Communal Parking
- Fully Residential
- Over 45's
- Council Tax Band A
- No Onward Chain

Price £35,000 Non-traditional



Accommodation Comprises

The accommodation comprises approximate room sizes:

Sealed unit Double glazed entrance door to:

ENTRANCE HALLWAY

Wood effect Flooring, Radiator. Doors to:



BEDROOM ONE

11'7 inter wardrobes x 7'3 plus door recess

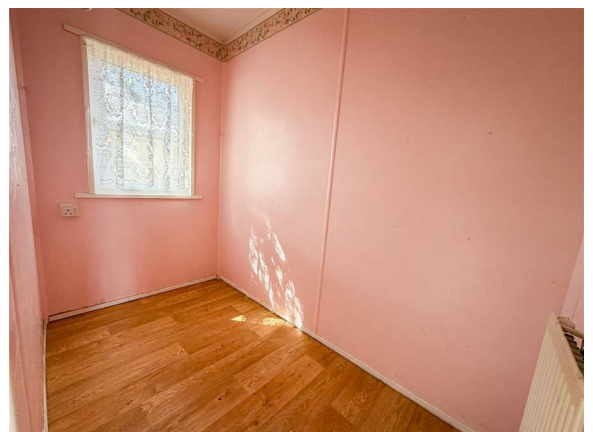
Fitted wardrobes. Radiator. Double glazed window to side. Built in storage Cupboard.



DRESSING/BOX ROOM

7'3 x 3'11

Built in cupboard. Radiator. Double glazed window to side.



BATHROOM

6'1 x 5'6 max

Fitted with three piece ivory colour suite comprises: Panel bath with mixer tap and shower attachment. pedestal hand wash sink basin. Low level W.C. Extractor fan (not tested). Radiator. Double glazed window to side.



KITCHEN/DINER

11'7 max x 10'8 narrowing to 5'1

Range of grove panel laminate fronted units comprising: wood effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall units. Inset Single drainer sink unit with mixer tap. Space and plumbing for washing machine. Cooker space. Tall fridge freezer space. Space for dining room table. Built in cupboards housing gas combination boiler (not tested). Radiator. Wood effect flooring. Tile effect splash backs. Double glazed windows to the side. Door to:



LOUNGE

11'7 x 10'4

Feature fire surround. Radiator. Double glazed oriel bay window to front. Double glazed window to side. Double glazed door leading to side veranda patio area.



OUTSIDE

Property benefits from lawned front and side garden areas with array of flower shrubs. Raised composite decked veranda enclosed by PVC railings. accessed Via the Lounge.



Material Information (Park Home)

Monthly ground rent/site fee amount (£): £141.16

Age Restriction: Over 45's Pets: Cats Only

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

Services Connected:

(Gas): Yes (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.

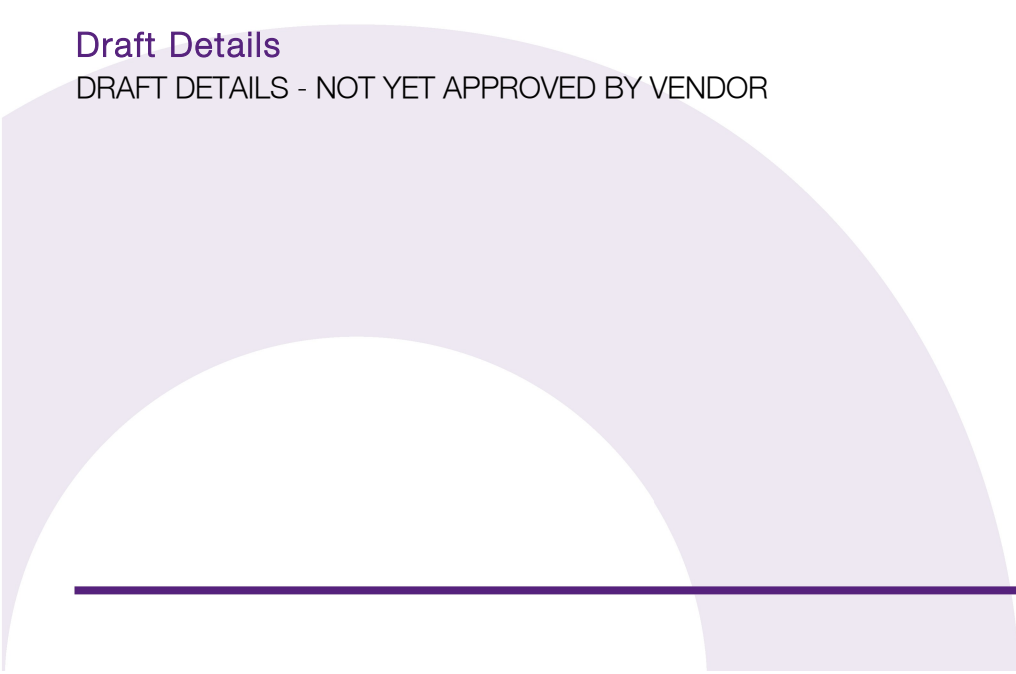
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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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Selling properties... not promises

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