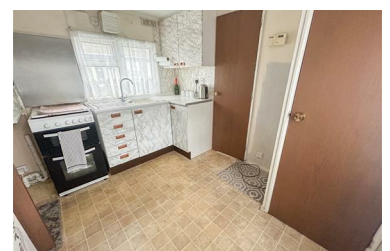




Jaywick Lane Clacton-On-Sea, CO16 7JD

Located on the popular 'The Spinney', Sheens Estate Agents are pleased to offer this ONE BEDROOM FULLY RESIDENTIAL PARK HOME located in 'Woodlands'. This property is 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.

- One Bedroom
- 12'8 x 9'8 Lounge
- 9'7 x 9'3 Kitchen
- Gas Central Heating (n/t)
- Private Garden
- Fully Residential
- Fully Double Glazed
- Cats Allowed
- No Onward Chain
- Council Tax Band A



Price £50,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

12'8 x 9'8

Radiator. Double glazed window to side and front. Double glazed door leading to outside front. Access to Kitchen.



KITCHEN

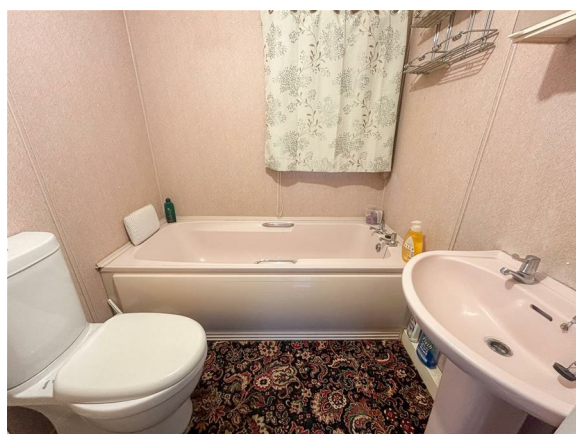
9'7 x 9'3

Fitted with a range of wall mounted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit with mixer tap. Storage cupboard housing water tank. Space for cooker. Double glazed window to front.



BATHROOM

Low level W/C. Panelled bath. Pedestal hand wash basin. Double glazed window to side.



BEDROOM

9'9 x 9'8

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



OUTSIDE

Private garden which is Mainly laid to lawn. Hard paved path. Communal parking.



Material Information (Park Home)

Monthly ground rent/site fee amount (£135.00):

Ground rent review period: January 2026

Age Restriction:

Pets: Yes - No dogs - Cats allowed

Council Tax: Tendring District Council; Council Tax Band ; Payable 2025/2026 £ Per Annum

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(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:

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 11/25

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.

Park Home Disclaimer

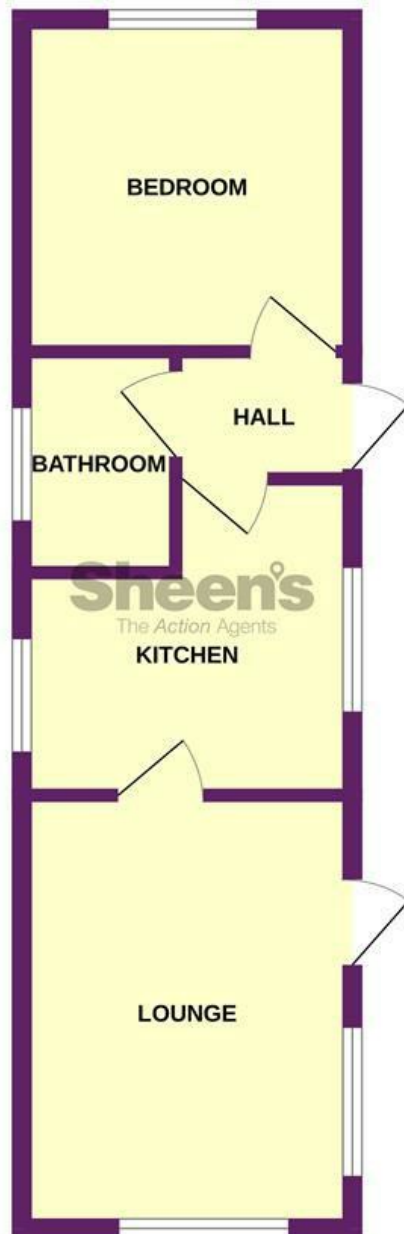
This property is subject to 'Site Fees'. These can be obtained from Sheen's Estate Agents. Further it is up to any interested party to satisfy themselves of all the relevant Lease details with their Legal representative before incurring any expenditure.

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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Sheen's
The Action Agents