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Sheen's
The *Action* Agents



Sandpiper Gardens, Sacketts Grove
Clacton-on-Sea, CO16 7FA

*** £5000 cashback towards Moving Expenses (terms apply) *** This Brand New Fully Residential 'Arthingworth' (42'x 20') Park Home is located on the select modern 'Sandpiper Gardens' development on Sacketts Grove in the coastal town of Clacton-on-Sea. With Two Bedrooms, En-Suite, Walk-In Wardrobe, Spacious Kitchen/Diner and allocated parking, this superbly decorated new home is not one to be missed. The property is conveniently positioned in a semi rural setting and is within one and three quarter miles of Clacton's town centre, mainline railway station and seafront. Blending traditional bungalow style with modern amenities and functionality the Arthingworth is most certainly a home to enjoy and an early inspection is highly advised to appreciate all that this Luxury home has to offer

- Two Bedrooms
- En-Suite & Walk In Wardrobe
- 19' x 11' Lounge
- 11'11 Modern Kitchen/Breakfast Room
- 9'8 x 8' Dining Room
- Modern Three Piece Bathroom
- Allocated Enclosed Garden
- Private Allocated Parking Space
- Over 45's Fully Residential Park
- Two Pets Allowed (Cats/Dogs)







Price £209,950 Non-traditional

SANDPIPER GARDENS - From Tingdene Parks

Sandpiper Gardens is a fully residential park home development located in the coastal Essex town of Clacton-on-Sea. The site offers flexibility and choice, allowing you to select not only your preferred plot location, but also the size, style, and finish of your home.

Tingdene Parks provides the opportunity to own a bespoke residential park home by the coast. There are currently two show homes available on site, giving you the chance to view the quality and layout in person before making any decisions. Part exchange options are also available to help make your move easier.

Reservation Details:

If you wish to reserve a plot, a partially refundable reservation fee of £1,000 is payable directly to Tingdene, of which £750 is refundable. This will secure your chosen plot for approximately 10–12 weeks, with flexibility to review on a case-by-case basis. Full terms and conditions of purchase will be provided by Tingdene at the time of reservation.

Sheen's are open 7 days a week, including bank holidays. Viewings are by appointment—please call to arrange a visi at your convenience with additional Open Days to be advertised TBC.

Show Home - Plot 10 - The Arthingworth

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Built in Cloak Cupboard. Radiator. Open Access to Dining Room. Doors to Bedrooms & Bathroom.



DINING ROOM

9'8 x 8'1

Radiator. Double glazed window to front.





KITCHEN/BREAKFAST ROOM

11'11 x 9'1

Fitted with a luxury modern kitchen. Comprises Modern light matte grey fronted units. Marble effect square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset matte black one and a half bowl single drainer sink unit with mixer tap. Inset four ring gas hob with stainless steel splash back and extractor hood above. Inset high level electric oven and microwave. Integrated dishwasher and washing machine. Integrated tall fridge/freezer. Tall larder cupboard housing gas boiler. Wood effect panel flooring. Radiator. Breakfast bar. Double glazed window to rear. Double glazed door to rear.





ALTERNATE VIEW OF KITCHEN





LOUNGE

19' x 11'

Feature fireplace with inset electric fire. Two radiators. Two double glazed windows to side. Double glazed window to front.





ALTERNATE VIEW OF LOUNGE





BEDROOM ONE

9'7 x 9'1

Radiator. Double glazed window to rear.



WALK-IN WARDROBE

7'2 x 4'8

Fitted storage shelves and hanging space. Radiator.



EN-SUITE SHOWER ROOM

7'2 x 4'3

Fitted with a modern three piece white suite. Comprises walk in double shower cubicle. Low level W.C. Vanity wash hand basin with cupboards below. Tiled splash backs. Chrome effect heated towel rail. Wood effect flooring. Double glazed window to rear.



BEDROOM TWO

9'3 x 8'7

Fitted wardrobe. Radiator. Double glazed window to front.

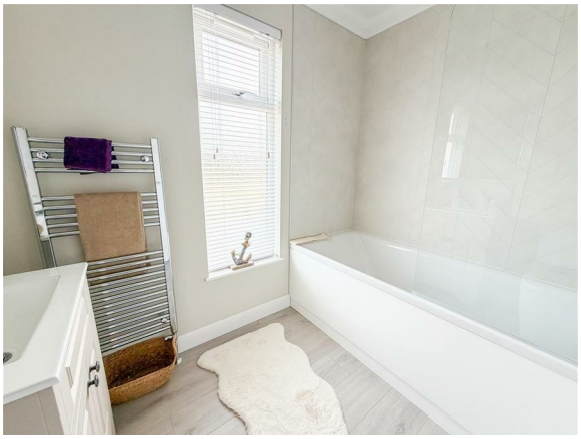


BATHROOM

7'10 x 5'10

Fitted with a modern three piece white suite. Comprises panel bath with mixer tap and shower attachment. Glazed shower screen. Vanity wash hand basin with cupboards below. Low level W.C. Wood effect flooring. Tiled splash backs. Chrome effect heated towel rail. Double glazed window to front.





OUTSIDE - FRONT

Plot 10 is positioned on a corner plot with lawned gardens. Block paved driveway providing private allocated off street parking space. Gates give side pedestrian access to either side of property.







OUTSIDE - REAR

Enclosed private garden space. Mainly laid to lawn. Enclosed by panel fencing. Metal storage shed. Paved and shingled pathways.







Material Information (Park Home)

Monthly ground rent/site fee amount (£) £233.16: Ground rent review period: 1st January Each Year
Age Restriction: Over 45's Pets: Yes (Cats/Dogs - 2 Allowed)
Council Tax: Tendring District Council; As New properties we understand this should be a Council Tax Band A in line with others on site ; Payable 2026/2027 £1493.98 Per Annum

Services Connected:
(Gas): Yes -Mains (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:
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.

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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.

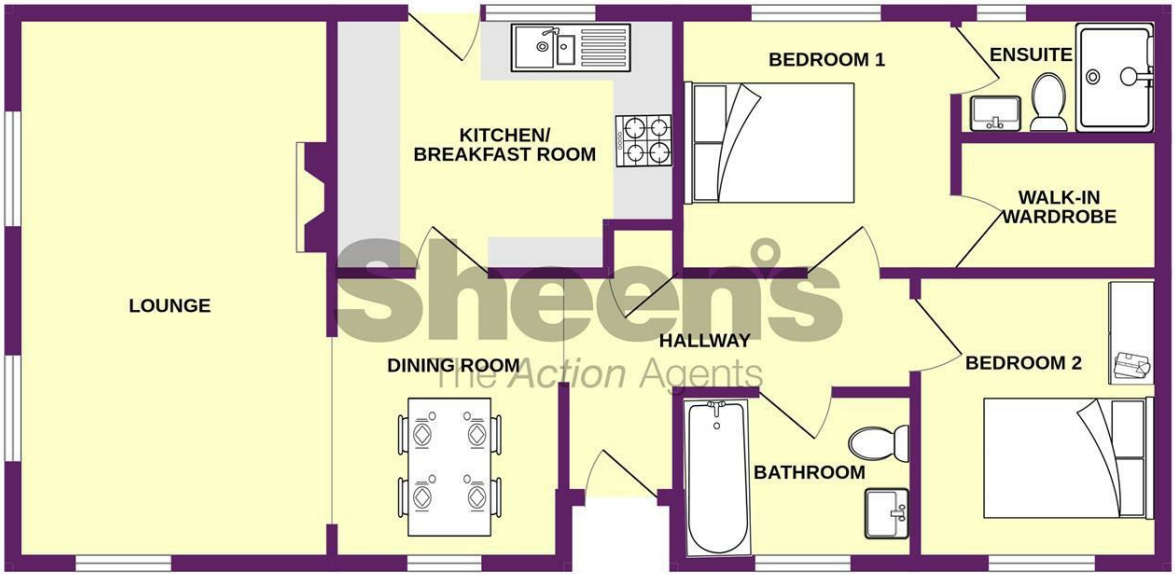
Particular Disclaimer

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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