



## Greenlawns, St. Osyth Road East Little Clacton, CO16 9RP

Sheens Estate Agents are pleased to offer this Over 50's TWO BEDROOM DOUBLE UNIT PARK HOME. Nestled in the charming area of Little Clacton. The park home is set within the serene Greenlawns community, offering a tranquil environment surrounded by nature, yet still within easy reach of local amenities. This property is being offered with FULLY RESIDENTIAL and NO ONWARD CHAIN. An viewing is high advised to appreciate the accommodation this property has to offer.

- Two Bedroom
- 9'0 x 9'0 Bedroom
- 15'0 x 14'0 Lounge
- 9'0 x 9'0 nar to 14'0
- En-suite & Walk In Wardrobe
- Off Street Parking
- Electric Heating (n/t)
- No Onward Chain
- Fully Residentail
- Council Tax Band A



**Price £150,000 Non-traditional**



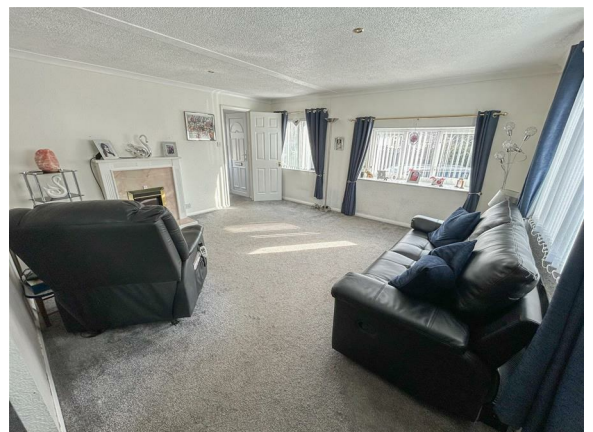
## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE

15'0 x 14'0

Double glazed window to rear. Open access to Dining Room.



## KITCHEN

9'0 x 9'0 nar to 14'0

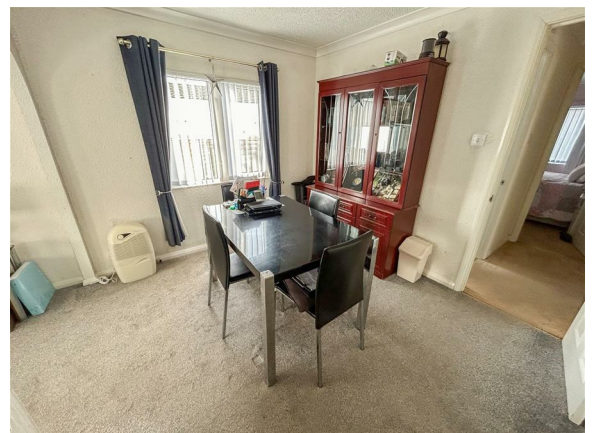
Fitted with a range of matching wall mounted panelled fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit. Space for and plumbing for washing machine. Space for cooker. Space for fridge/freezer. Space for under counter fridge. Storage cupboard. Doors out to outside rear.



## DINING ROOM

9'0 x 8'0

Double glazed window to side.





## BEDROOM ONE

9'0 x 9'0

Electric radiator (not tested). Doors to En-suite & Walk in wardrobe. Double glazed window to side.



## EN-SUITE

Pedestal hand wash basin. Corner shower cubical with wall mounted shower attachment. Heated towel rail (not tested). Double glazed window to rear.



### WALK IN WARDROBE

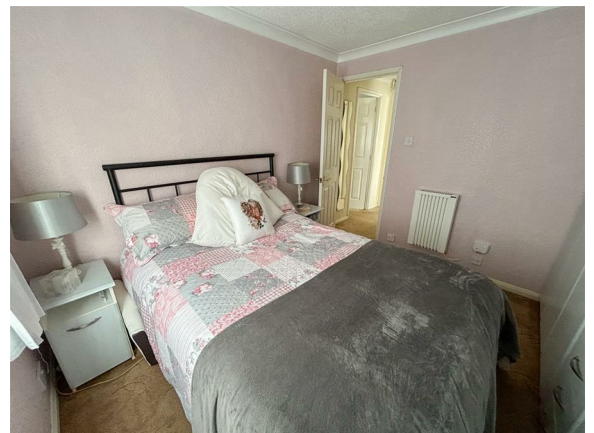
Rail with shelving.



### BEDROOM TWO

9'1 x 9'0

Built in wardrobes. Electric Radiator. Double glazed window to rear.



## BATHROOM

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



## OUTSIDE FRONT

Off street parking.





## OUTSIDE REAR

Brick built storage shed. Laid to lawn wrap around garden.



## EH 02/25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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### 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.

### Material Information (Park Home)

Monthly ground rent/site fee amount (£261.64 including water):

Ground rent review period: January 2026

Age Restriction: Over 50's

Pets: 2 Maximum

Council Tax Band: A

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

### 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.



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**  
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