

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## Castlehill Park, London Road Great Clacton, CO16 9QP

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM FULLY RESIDENTIAL PARK HOME situated on the popular CASTLEHILL PARK. The property is beautifully presented. The accommodation is located within 300 metres from Brook Park Retail and Country Park with Clacton-on-Sea's town centre, seafront and mainline railway station located around one and three quarter miles away. An internal inspection is strongly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- 15'6 x 7'2 Lounge
- 8'2 x 6'7 Kitchen
- Shower Room
- Fully Double Glazed
- Electric Heating (n/t)
- Pets Allowed
- Communal Parking
- Beautifully Presented
- Council Tax Band A



**Price £95,000 Non-traditional**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

#### ENTRANCE PORCH

Storage cupboard. UPVC double glazed door leading to:



## LOUNGE

15'6 x 7'2

Inset free standing electric feature fireplace with fire surround. Wall mounted electric storage heater (not tested). Double glazed windows to front and side. Storage cupboard. Open access to:



## KITCHEN

8'2 x 6'7

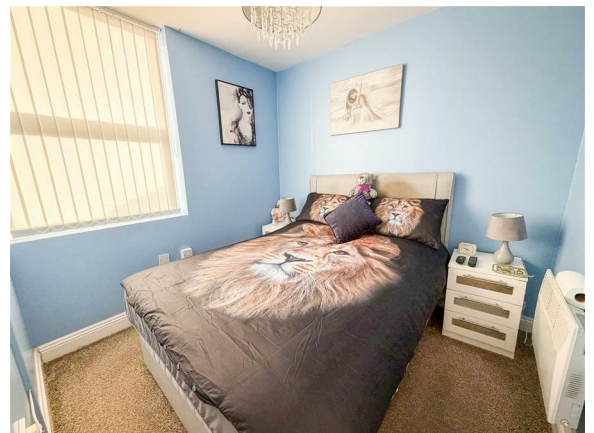
Fitted kitchen suite comprising white gloss fronted units. Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Space for electric oven with extractor hood above (not tested). Space for fridge freezer. Space and plumbing for washing machine. Selection of matching wall units with cupboards and drawers at both eye and floor level. Part tiled. Double glazed windows to side and rear.



## BEDROOM ONE

8'5 x 7'2

Wall mounted electric radiator (not tested). Double glazed window to front.



## INNER HALL

Double glazed door to rear. Doors to:



## BEDROOM TWO

8'7 x 8'

Wall mounted storage heater (not tested). Double glazed window to rear.



## SHOWER ROOM

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin. Step-in shower cubicle with wall mounted electric shower and shower-head attachment above (not tested). Part tiled. Heated towel rail. Double glazed window to rear.



## OUTSIDE - COURTYARD GARDEN

Enclosed by metal fencing with gate leading to patio paved area with remainder being stone shingled.



## OUTSIDE



## BA 1125

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.

### Material Information (Park Home)

Monthly ground rent/site fee amount (£): TBC Ground rent review period: Yearly

Age Restriction: Over 45's Pets: 2 Cats or Dogs allowed

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

Services Connected:

(Gas): No (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.

### 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.

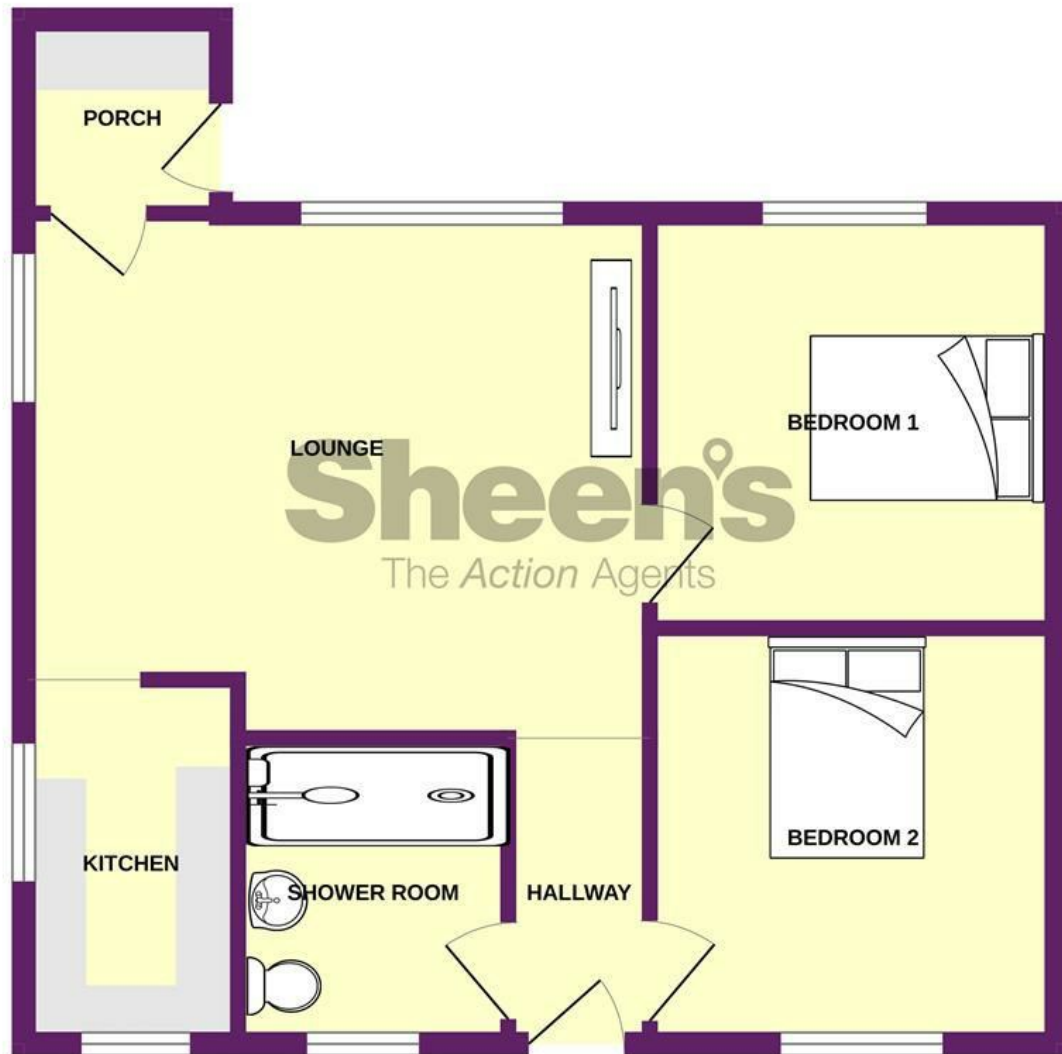
### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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## 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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