



## Meadowview Park, St. Osyth Road Little Clacton, CO16 9NW

Located on the popular Meadowview Park, Sheens Estate Agents are pleased to offer this ONE BEDROOM PARK HOME. This property is FULLY RESIDENTIAL and is approximately two and a half miles away 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
- 12'10 x 8'1 Lounge
- 11'8 x 8' Kitchen
- Gas Central Heating (n/t)
- Fully Double Glazed
- Communal Parking
- Over 30's
- No Pets
- Fully Residential
- Council Tax Band A



**Price £54,000 Non-traditional**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

#### LOUNGE

12' x 11'8

Doors to outside rear. Radiator. Double glazed window to side. Double glazed bay window to front. Doors to Kitchen.



## KITCHEN

11'8 x 8'

Fitted with a range of wall mounted cream panelled fronted units. Comprising; rolled edge work surfaces with cupboard and drawers below. Inset stainless steel sink unit. Cupboard housing gas combination boiler (not tested). Space for cooker (cooker to stay). Space for fridge (fridge to stay).



## BEDROOM

11'9 x 10'4 nar to 8'1

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



## BATHROOM

Low level W/C. Panelled bath with wall mounted shower head attachment. Pedestal hand wash basin. Double glazed window to side.



## OUTSIDE

Communal parking.



## 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](http://www.sheens.co.uk).

## Material Information (Park Home)

Monthly ground rent/site fee amount : £259.40

Ground rent review period: January 2026

Age Restriction: Over 30's

Pets: No

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

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains drainage

(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.

## 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.

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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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