



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

Sheen's Estate Agents are pleased to offer this TWO BEDROOM FULLY RESIDENTIAL PARK HOME. This property is being sold with NO ONWARD CHAIN. The property is located in the sought after area of Little Clacton and is approximately two and a half miles away from Clacton-on-Sea's town centre, seafront and mainline railway station. A viewing is advised to appreciate the accommodation on offer.

- Two Bedrooms
- 11'0 x 11'0 Lounge
- 11'0 x 7'11 Kitchen
- 11'0 x 7'0 Bedroom
- Fully Double Glazed
- Brick Built Storage Shed
- Fully Residential
- Over 30's
- Communal Parking
- Council Tax Band A



**Price £38,000 Non-traditional**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### OUTSIDE FRONT

Brick built shed. Communal lawn.



### LOUNGE

11'0 x 11'0

Back boiler (The property has a central heating system in place, however the boiler is not currently working and would need attention to either fix or replace by any prospective purchaser). Radiator. Double glazed bay window to front.





## KITCHEN

11'0 x 7'1

Fitted with a selection of panelled fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit with mixer tap. Space for fridge or freezer. Space for cooker. Extractor fan (not tested). Storage cupboard. Double glazed window to side.



## BEDROOM ONE

11'0 x 7'0

Radiator. Double glazed window to side.



## BEDROOM TWO

9' x 4'

Double glazed window to side.



## BATHROOM

Low level W/C. Corner shower cubical with wall mounted shower attachment (not tested). Vanity hand was basin. Double glazed window to side.



## Material Information (Park Home)

Monthly ground rent/site fee amount (£250.39):

Ground rent review period: January 2026

Age Restriction: Over 30's

Pets: No pets

Council Tax Band: A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note: The property has a central heating system in place, however the boiler is not currently working and would need attention to either fix or replace by any prospective purchaser

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 02/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

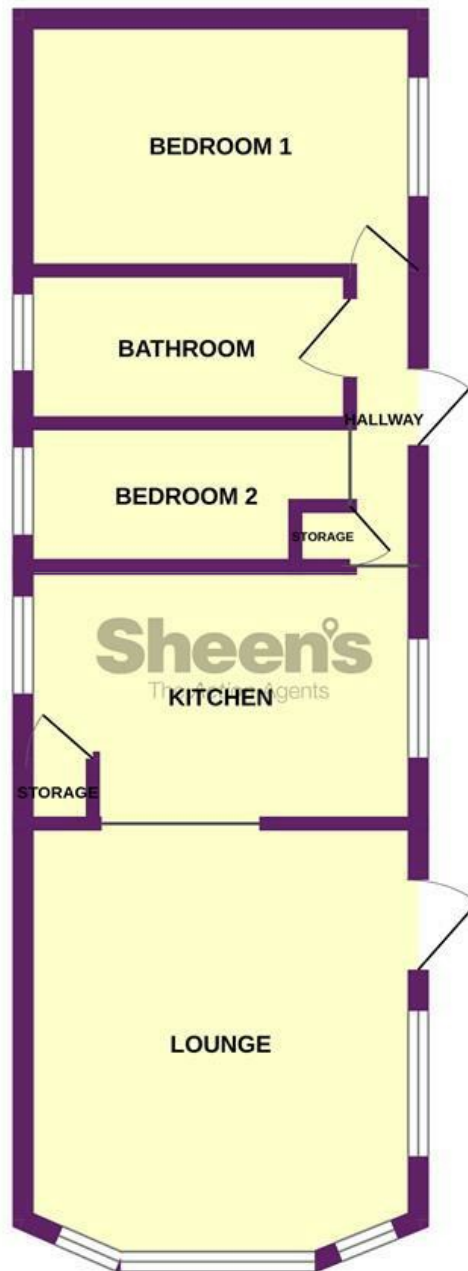
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## 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.



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