



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

This FULLY RESIDENTIAL ONE BEDROOM PARK HOME for the OVER 30's is located in the sought after area of Little Clacton. The property is positioned within one mile of Morrisons Superstore and Brook Retail and Country Parks. Clacton-on-Sea's town centre, mainline railway station and seafront are located approximately two and a half miles away.

- 11'11 max. x 11'7 Bedroom
- 11'10 max. x 11'7 Lounge
- 11'7 x 7'5 Kitchen/Diner
- Three Piece White Bathroom Suite
- Gas Central Heating (LPG - n/t)
- Fully Double Glazed
- Communal Parking
- Over 30's Residential Park Home
- Make It Your Own
- Council Tax A



**Price £29,995 Non-traditional**



### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to entrance hallway.

### ENTRANCE HALLWAY

Built in storage cupboard. Doors to:

### BEDROOM

11'11" narrowing to 8' x 11'7"

Built in wardrobes. Radiator. Double glazed windows to either side.



### BATHROOM

Fitted with a three piece white suite comprises panelled bath. Pedestal wash hand basin. Low level W.C. Radiator. Tiled splash backs. Double glazed window to side.



## KITCHEN DINER

11' 7 x 7'5

Fitted with a range of white with panelled fronted units comprises laminated rolled edge work top with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Cooker space. Tall fridge/freezer space. Wood effect flooring. Radiator. Double glazed windows to either side. Door to lounge.



## LOUNGE

11'10 narrowing to 9'10 x 11'7

Built in cupboard housing wall mounted gas boiler (not tested). Feature fireplace with inset electric fire (not tested). Double glazed windows to either side. Double glazed oriel bay window to front. Double glazed door to side. Radiator.



## OUTSIDE

The property is surrounded by communal lawn areas. Benefits from it's own brick built storage shed which has space and plumbing for washing machine.



## 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: Tendring District Council; Council Tax Band A; Payable 2025/2026 £1424.94 Per Annum

Services Connected:

(Gas): (Electricity): (Water): (Sewerage Type): (Telephone & Broadband):

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.

## JE 08/25

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.

## 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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**Sheen's**  
The Action Agents