

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



## Omar Avenue Clacton On Sea, CO16 8BB

The Omar Serenity 45' x 20' boasts a wealth of features designed for modern living. Step inside to find a beautifully appointed interior, complete with double glazing, driveway parking for your convenience, and a stylish patio area perfect for enjoying the peaceful surroundings. Practical touches include a handy storage shed and the added luxury of an en-suite shower room and a separate bathroom. The home comes fully furnished, allowing you to move in effortlessly and immediately enjoy your new surroundings. Located within Chester Park FOR OVER 45's, this new build property benefits from a pet-friendly environment, making it ideal for those who cherish the company of their beloved animals. The development's fully residential status provides peace of mind and a sense of community. Part exchange is available, making your transition even smoother. Arrange a viewing today to experience the exceptional lifestyle awaiting you at Chester Park.

- Brand New Fully Residential Site
- Two Bedrooms
- Open Planned Living/Kitchen Area
- Separate Lounge
- En-suite Shower Room
- Gated Community
- 45' x 20'
- Garden & Parking
- Part Exchange Available
- Council Tax Band A



**Price £269,995 Non-traditional**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE



### ALTERNATE VIEWS OF LOUNGE



KITCHEN & LIVING AREA



ALTERNATE VIEWS OF KITCHEN & LIVING AREA



BEDROOM



EN-SUITE



BEDROOM



BATHROOM



## OUTSIDE



### Material Information (Park Home)

Monthly ground rent/site fee amount (£):250 Ground rent review period:

Age Restriction: Over 45's Pets: Yes

Council Tax: Tendring District Council; Council Tax Band; A Payable 2026/2027 £1483.64 Per Annum

Services Connected:

(Gas): Mains (Electricity): Mains (Water): Mains (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. In this instance the seller is the site owner so 100% of the purchase price is sent to the seller.

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### Anti-Money Laundering

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).

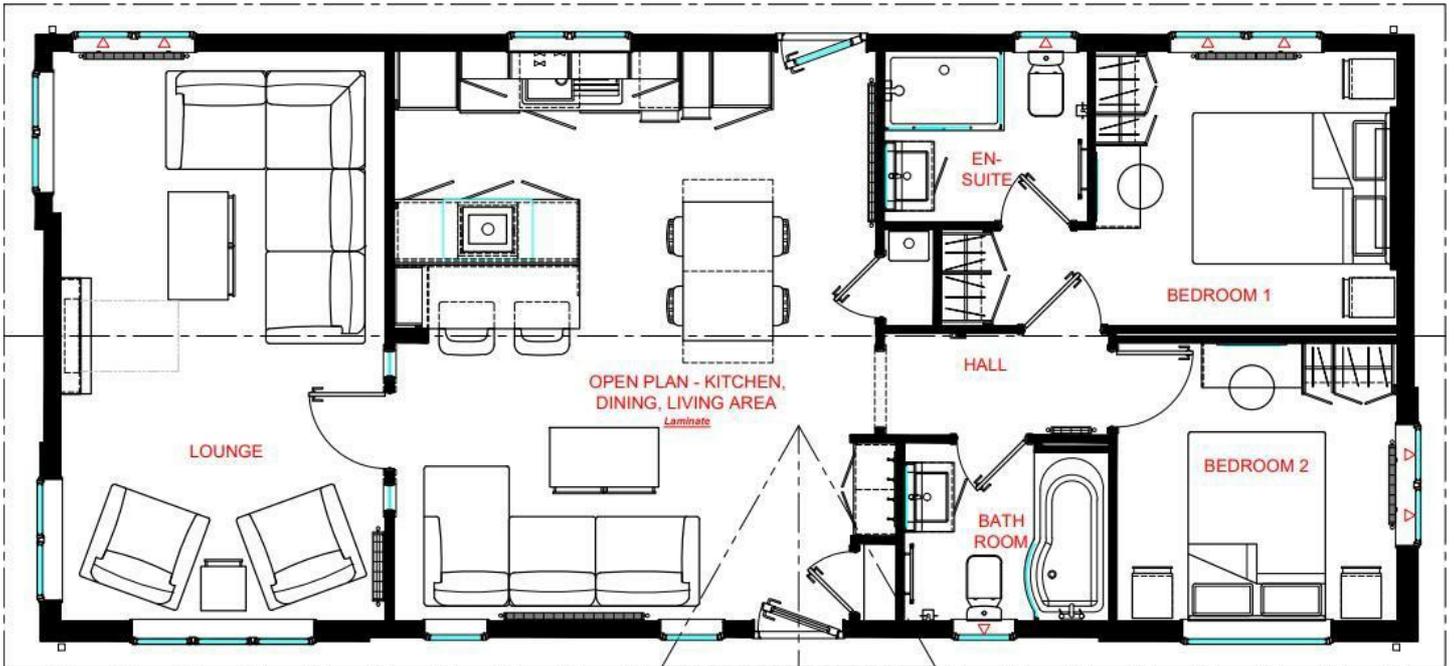
### Particular Disclaimer

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





## Selling properties... not promises

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