

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents



Chester Park Clacton On Sea, CO16 8BB

The IMAGE is a 38' x 20 LUXURY PARK HOME located on the Brand New Gated, Fully Residential Park of Chester Park. This plot has had significant upgrades and a viewing is highly recommended. This new development is exclusively for the over 45's and offers private parking, integrated appliances, garden with an artificial lawn for easy maintenance and an ASGARD 5' x 7' metal shed. With homes available now and PART EXCHANGED offered there really is no reason not to have a look!

- 38' x 20' Upgraded Park Home
- Fully Residential Park
- Brand New Gated Community
- Over 45's
- Private Garden
- Parking
- Pets Allowed
- Part Exchange Available
- Council Tax Band TBC



Price £239,995 Non-traditional

LOUNGE



KITCHEN



BEDROOM ONE



ENSUITE

BEDROOM TWO

BATHROOM



OUTSIDE



Material Information (Park Home)

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

Age Restriction: Over 45's Pets: Council Tax Band: A : Payable 2026/2027 £1483.64 Per Annum

Services Connected:

(Gas): Mains (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): Mobile Signal - Good outdoors. Broadband - Yes

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.

Anti-Money Laundering

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.
