

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

Sheen's
The Action Agents



The Spinney, Jaywick Lane Clacton-on-Sea, CO16 7JB

Offered with NO ONWARD CHAIN in the Essex coastal town of Clacton-on-Sea is this TWO BEDROOM, TWO RECEPTION ROOM FULLY RESIDENTIAL PARK HOME. The property is conveniently positioned within one and a half miles of Clacton-on-Sea's town centre, seafront and mainline railway station. An early internal inspection is highly recommended to fully appreciate the accommodation and decor on offer.

- Two Bedrooms
- 15'4 x 13'8 Lounge
- 9'9 x 7'6 Dining Room
- 9'9 Modern Fitted Kitchen
- Modern Shower Room
- Fully Double Glazed
- Gas Central Heating (not tested)
- No Onward Chain
- Allocated Garden Space & Communal Parking
- Council Tax Band A



Price £130,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

Leaded light and stained glass effect double glazed composite entrance door to:

ENTRANCE HALLWAY

Radiator. Built in storage cupboard. Sealed unit double glazed sash window to front. Door to:



LOUNGE

15'4 x 13'8

Feature ornamental fire surround with inset electric fire (not tested). Radiator. Three sealed unit double glazed sash windows to side with sealed unit double glazed sash window to rear. Open access to Dining Room.



ALTERNATE LOUNGE VIEW



DINING ROOM

9'9 x 7'6

Radiator. Wood effect laminated flooring. Sealed unit double glazed sash window to rear. Doors to Inner lobby and Kitchen.



KITCHEN

9'9 x 9'5

Fitted with a range of wood effect fronted units. Comprises laminated rolled edge work surfaces with cupboards, drawers and storage space below. Range of matching wall mounted cabinets. Inset four ring gas hob with inset electric oven below. Extractor hood above (all appliances not tested). Single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine. American style fridge/freezer space. Radiator. Wood effect flooring. Built in storage cupboard housing wall mounted gas boiler (not tested). Two sealed unit double glazed sash windows and double glazed door to front.



ALTERNATE KITCHEN VIEW



INNER LOBBY

Wood effect flooring. Doors to:



BEDROOM ONE

11'3 x 9'6

Fitted bedroom furniture. Comprises treble wardrobe and additional double wardrobe with drawers/dressing unit. Radiator. Sealed unit double glazed sash window to front.



BEDROOM TWO

9'6 x 8'

Fitted bedroom furniture. Comprises single wardrobes either side of bed space with cupboards above. Radiator. Sealed unit double glazed sash window to side.



SHOWER ROOM

Fitted with a modern three piece white suite. Comprises shower cubicle with integrated shower. Low level WC. Vanity wash hand basin with cupboards below. Chrome effect heated towel rail. Fully tiled walls. Tiled effect flooring. Extractor fan (not tested). Decorative tile effect flooring. Sealed unit double glazed sash window to rear.



OUTSIDE

The property benefits from having it's own allocated courtyard style side garden which is mainly paved with metal storage shed to remain. Additional front side and rear lawned areas with an array of flowers and shrubs. There is also communal parking available in the site car park.



OUTSIDE - SIDE GARDEN VIEW



Material Information (Park Home)

Monthly ground rent/site fee amount (£): 167pcm Ground rent review period: January Each Year

Age Restriction: Over 45's Pets: Two Cats - No Dogs

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

Services Connected:

(Gas): YES - Mains LPG (Electricity): Yes (Water): Yes (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.

RS 0526

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.

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



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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