

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

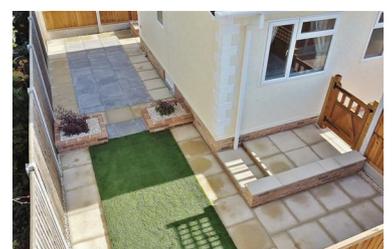
**Sheen's**  
The Action Agents



## Omar Avenue Clacton On Sea, CO16 8BB

The REGENCY is a 36' x 20' park home located on the Brand New Gated, Fully Residential Park of Chester Chalets. 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!

- 36 x 20' Fully Residential Park Home
- Brand New Gated Development
- Over 45's
- Private Garden
- Integrated Appliances
- Pets Allowed
- Part Exchange Available
- Council Tax Band A



**Price £199,000 Non-traditional**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE/DINER



### KITCHEN



BEDROOM



ENSUITE  
BEDROOM



BATHROOM



## OUTSIDE



### Material Information (Park Home)

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

Age Restriction: Pets:

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.

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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

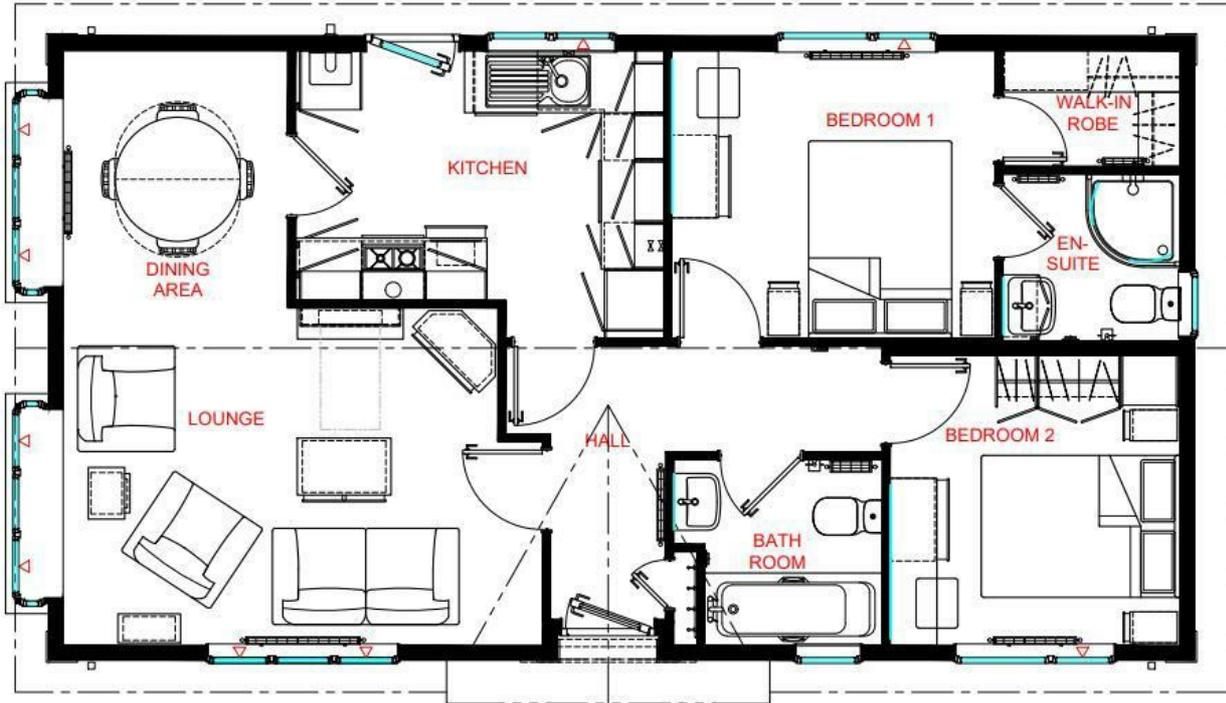
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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## Selling properties... not promises

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