



Meadowview Park Little Clacton, CO16 9NW

Sheen's Estate Agents are pleased to offer for sale this ONE BEDROOM FULLY RESIDENTIAL PARK HOME located on the popular Meadowview Park of Little Clacton. The property benefits from being FULLY CLADDED as well as having a FOUR PIECE BATHROOM SUITE. The accommodation is located approximately one mile away from local shopping amenities with Clacton-on-Sea's mainline railway station, town centre and sea front located two and a half miles away. An internal inspection is highly recommended to appreciate the accommodation on offer.

- 11'8 x 9'5 Bedroom
- 11'8 x 11'8 Lounge
- 11'7 x 8'7 Kitchen
- Four Piece Bathroom Suite
- Fully Double Glazed
- Gas Central Heating (n/t)
- Fully External Cladding
- Communal Parking
- Brick Built Storage Shed
- Council Tax Band A



Price £60,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Radiator. Door to:

KITCHEN

11'7 x 8'7

Fitted kitchen suite comprising; Laminated rolled edge work surfaces. Inset single drainer sink unit with mixer tap. Inset four ring electric hob with oven under (not tested). Cupboards and drawers at both eye and floor level. Space for fridge freezer. Tiled splash backs. Double glazed windows to front and rear. Open access to:



ALTERNATIVE VIEW KITCHEN



LOUNGE

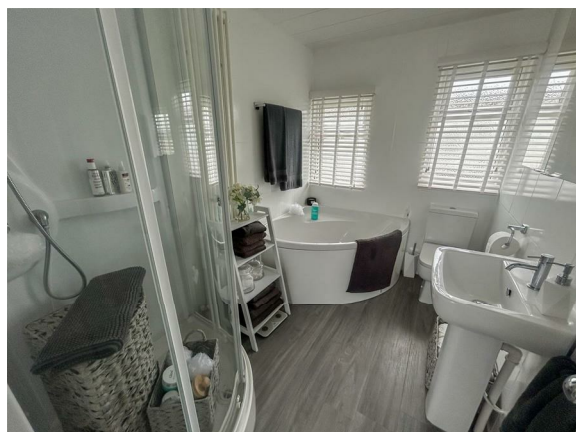
11'8 x 11'8

Radiator. Double glazed windows to front, side and rear.



BATHROOM

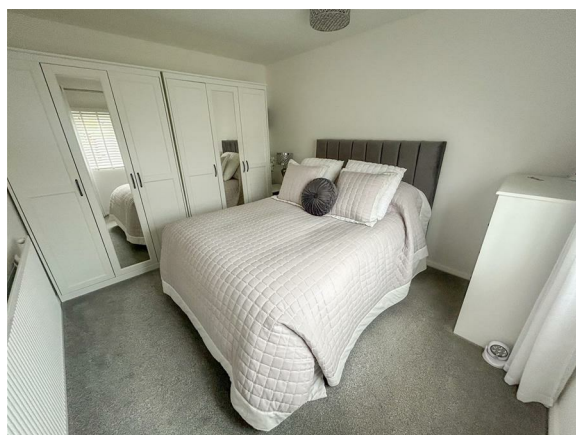
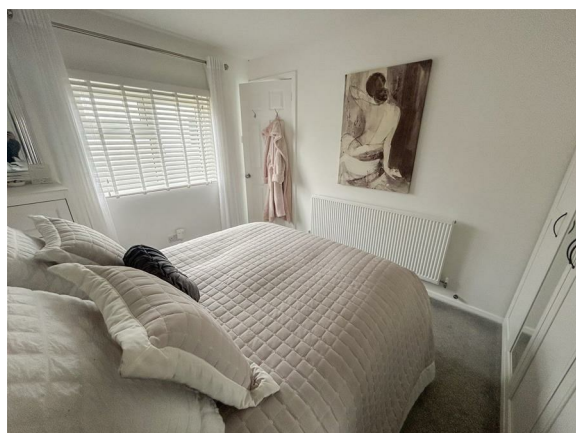
Four piece white bathroom suite comprising; Low level W.C. Pedestal hand wash basin. Corner panelled bath. Step-in shower cubicle. Heated towel rail. Double glazed windows to rear.



BEDROOM

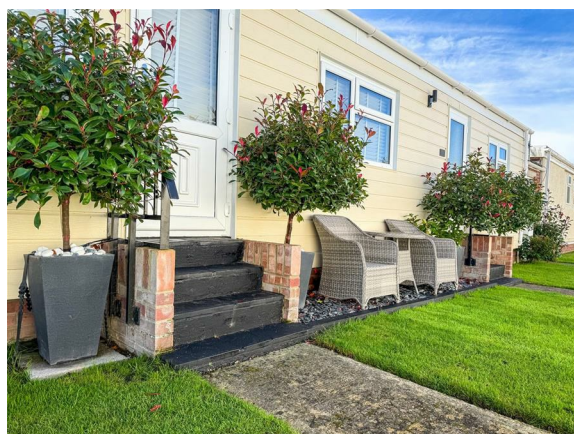
11'8 x 9'5

Radiator. Double glazed window to front.



OUTSIDE

Full External cladding. Communal parking. Communal mowed lawns. Brick built storage shed with plumbing and space for washing machine.



Material Information (Park Home)

Monthly ground rent/site fee amount (£): £250.39

Ground rent review period: Jan 2026

Age Restriction: 30+

Pets: No

Council Tax Band: A

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): N/A

Non-Standard Property Features To Note: N/A

EH 10/25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Park Home Disclaimer

This property is subject to 'Site Fees'. These can be obtained from Sheen's Estate Agents.

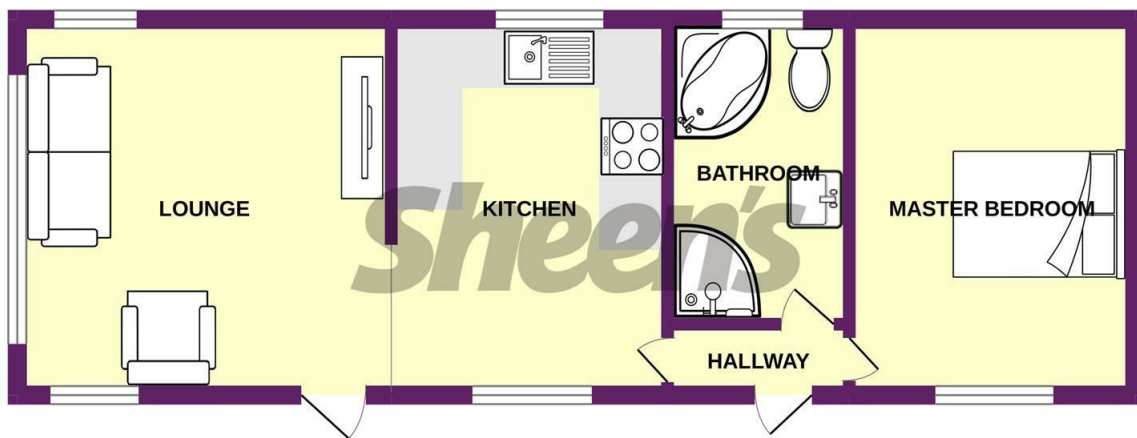
It is up to any interested party to satisfy themselves of all the relevant Meadowview Park site rules and site licence before entering into any negotiations;- <https://www.tendingdc.gov.uk/business/licensing-legislation/caravan-site-licence-and-residential-mobile-homes-site-rules>

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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