



Meadowview Park, St. Osyth Road Little Clacton, CO16 9NN

OFFERED WITH NO ONWARD CHAIN
Sheens Estate Agents are pleased to offer for sale this ONE BEDROOM FULLY RESIDENTIAL PARK HOME for over 30s. The property is situated approximately 2 miles from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. The property is positioned 2.5 miles from Clacton-on-Sea's regenerated beaches and seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- 11'7 x 9'5 Bedroom
- 11'8 x 8' Kitchen
- 9' x 4' Shower Room
- Fully Double Glazed
- Gas Central Heating (n/t)
- Brick Built Storage Shed
- Communal Parking For Residents
- Over 30's
- No Onward Chain
- Council Tax Band A



Price £59,995 Non-traditional

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Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALL

Storage cupboard. Door to:



KITCHEN AREA

11'8 x 8'

Fitted kitchen suite comprising marble effect square edge work surfaces with White wall mounted cabinets with cupboards and drawers below. Cupboard housing gas combination boiler. Inset single drainer stainless steel sink unit with mixer tap. Space for cooker with extractor hood above. Space for fridge. Space for freezer. (All appliances not tested). Double glazed windows to both sides.



LOUNGE

11'8 x 11'7

Double glazed door to side. Radiator. Double glazed window to side and rear.



SHOWER ROOM

9' x 4'

Three piece suite comprising low level W.C. Vanity wash hand sink basin unit with cupboards below. Double step in shower cubicle with shower head attachment above. Heated towel rail. Double glazed window to side.



BEDROOM

11'7 x 9'5

Built in wardrobes. Radiator. Two double glazed windows to side.



BRICK BUILT STORAGE SHED

Space and plumbing for washing machine and tumble dryer.



OUTSIDE

Paved patio pathway leading to the entrance door with the remainder being laid to lawn. Communal parking for residents only.



Material Information (Park Home)

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

Age Restriction: 30s Pets: No

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

Services Connected:

(Gas): Yes (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.

JB 04/26

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
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 413 sq.ft. (38.4 sq.m.) approx.

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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