110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The *Action* Agents



Woodlands, Sacketts Grove
Clacton-on-Sea, CO16 7JD

Located in the popular over 45's park home site 'Sacketts Grove', Sheens Estate Agents are pleased to offer for sale this FULLY RESIDENTIAL ONE BEDROOM PARK HOME. The park home benefits from being offered with NO ONWARD CHAIN as well as having off street parking. The park home is positioned approximately 1.6 miles from Clacton-on-Sea's mainline railway station, town centre and regenerated seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- Bedroom 11'2 x 9'8
- Lounge 10'8 x 9'8
- Kitchen 9'8 x 9'2 max
- Three Piece Bathroom Suite
- Fully Double Glazed
- Gas Central Heating (n/t)
- Over 45s
- Off Street Parking
- No Onward Chain
- Council Tax Band A







Price £57,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to :

ENTRANCE HALL

Built in storage cupboard. Radiator. Opening to:

KITCHEN





9'2 x 9'8 max

Fitted kitchen suite comprising : wood effect rolled edge work surfaces with white wall mounted cabinets and cupboards and drawers below. Inset ceramic single drainer sink unit with stainless steel mixer tap. Cupboard housing gas combination boiler (all appliances not tested). Space for cooker. Space and plumbing for washing machine. Tiled splashbacks. Double glazed window to both sides.

LOUNGE

10'8 x 9'8

Fireplace. Radiator. Double glazed door to outside. Double glazed window to front and side.





BATHROOM

5'5 x 5'1

Three piece suite comprising : low-level W.C. Pedestal wash hand sink basin. White panelled bath. Fully tiled walls. Radiator. Double glazed window to side.



BEDROOM

11'2 x 9'8

Built in cupboards. Radiator. Double glazed window to side and rear.





OUTSIDE FRONT

Paved patio providing off street parking for multiple vehicles.







OUTSIDE

Majority paved patio area.





Material Information (Park Home)

Monthly ground rent/site fee amount (£141.16):
Ground rent review period: January 2026
Age Restriction: Over 45's
Pets: Yes - No dogs - Cats allowed
Council Tax: Tendring District Council; Council Tax Band A ; Payable 2025/2026 £1424.94 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 PARAGRAPH 07/26

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.

GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 330 sq.ft. (30.7 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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