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

Sheen's
The *Action* Agents

London Road
Clacton On Sea, CO16 9QP

Sheens Estate Agents are pleased to offer for sale this TWO BEDROOM FULLY RESIDENTIAL PARK HOME. The property is located within the popular Castlehill Park. The property is located approximately 200yards away from the Brook retail park and Clacton-on-Sea's town centre, seafront and mainline railway station is approximately two miles away. A viewing is highly recommended to appreciate the accommodation the property has to offer.

- Two Bedrooms
- 15'10 x 11'8 Max Lounge
- 8'9 x 6'5 Kitchen
- Wet Room
- Fully Double Glazed
- Paved Garden
- Fully Residential
- Communal Parking
- No Onward Chain
- Council Tax Band A

Price £70,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

LOUNGE

15'10 x 11'8

Double glazed window to front. Door to:

KITCHEN

8'9 x 6'5

Fitted with a range of cream wall mounted units with cupboards and drawers below. Granite effect straight edge work surfaces with inset stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Space for fridge. Double glazed window to rear.

BEDROOM ONE

8'11 x 7'10

Double glazed window to front.

BEDROOM TWO

8'7 x 8'

Double glazed window to rear.

WET ROOM

5'8 x 4'9

Low level W.C. Wall mounted round sink. Wall mounted electric shower (not tested).

OUTSIDE

The property benefits from having its own private garden. Fully paved pedestrian access gate. Communal parking.

Material Information (Park Home)

Monthly ground rent/site fee amount (£):200 Ground rent review period:
Age Restriction: Over 45s Pets: Yes. Two max.
Council Tax: Tendring District Council; Council Tax Band A; Payable 2025/2026 £1424.94 Per Annum

Services Connected:
(Gas): No (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 10/25

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.

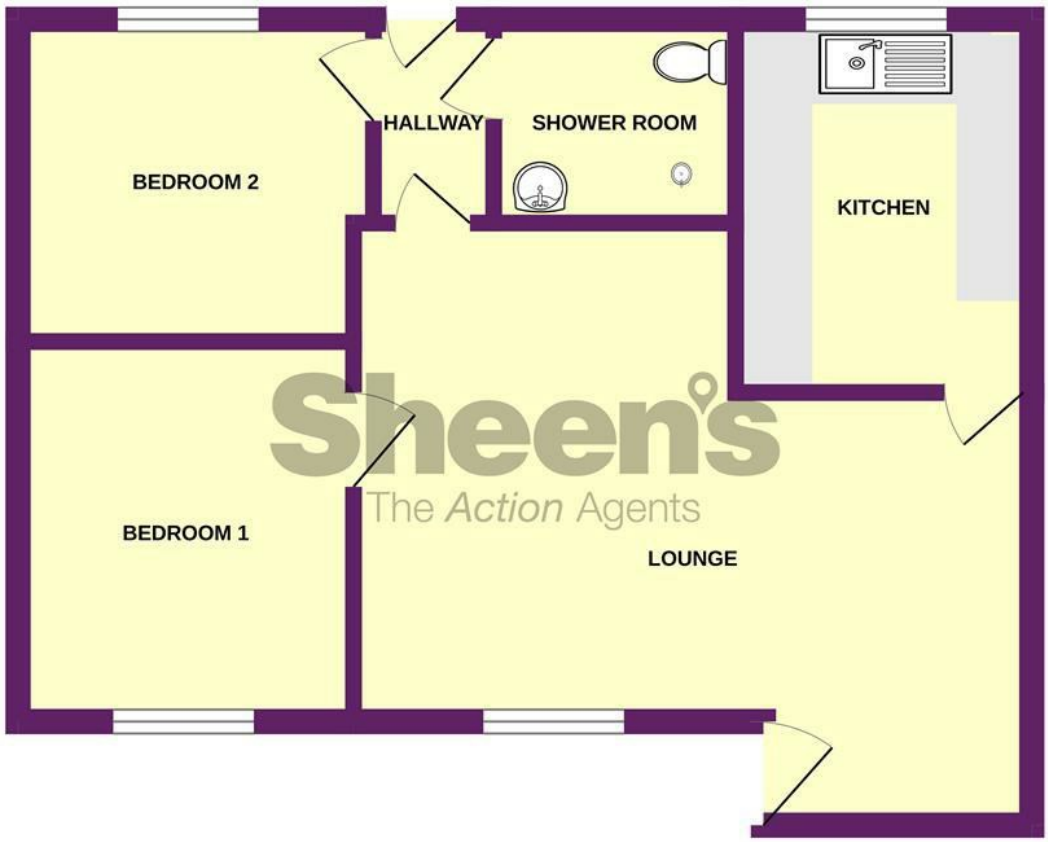
Particular Disclaimer

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
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 404 sq.ft. (37.5 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.
Made with Metropix ©2025

Selling properties... not promises

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

Sheen's The Action Agents

The Property Ombudsman SALES
naea | propertymark PROTECTED