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

Sheen's
The *Action* Agents



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

Sheens Estate Agents are pleased to offer for sale this ONE BEDROOM FULLY RESIDENTIAL PARK HOME for over 30's. The property benefits from being offered with NO ONWARD CHAIN. The property is approximately 2.5 miles from Clacton-on-Sea's mainline railway station and Clacton-on-Sea's regenerated seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- 10' x 9'5 Bedroom
- 14' x 11'9 Lounge
- 11'8 x 7'10 Kitchen
- Three Piece Bathroom Suite
- Brick Built Storage Shed
- Gas Central Heating (n/t)
- Communal Parking
- Over 30's
- Council Tax Band A
- No Onward Chain







Price £50,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed door to:

ENTRANCE HALL

Opening to:

KITCHEN

11'8 x 7'10

Fitted kitchen suite comprising granite effect square edge work surfaces with grey wall mounted cabinets with cupboards and drawers below. Inset single drainer sink unit. Space for cooker. Space for fridge. Space for freezer. Tiled splashbacks. Cupboard housing gas combination boiler (not tested). Radiator. Double glazed window to side. Door to:





LOUNGE

14' x 11'9

UPVC Double glazed door to outside. Radiator. Double glazed window to side. Double glazed bay window to front.





BATHROOM

9'1 x 4'2

Three piece suite comprising pedestal wash hand sink basin. Low level W.C. Panelled bath with wall mounted electric shower (not tested). Fully tiled walls. Radiator. Double glazed window to side.



BEDROOM

10' x 9'5

Built in storage cupboards. Radiator. Double glazed window to side.



OUTSIDE

Communal Parking. Communal Lawns.





BRICK BUILT STORAGE SHED

Space and plumbing for white goods appliances.

Material Information (Park Home)

Monthly ground rent/site fee amount (£): 259.40 Ground rent review period: January
Age Restriction: Over 30s Pets: No
Council Tax: Tendring District Council; Council Tax Band A ; Payable 2026/2027 £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 25/03

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
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 417 sq.ft. (38.7 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.
Made with Metropix ©2026

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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883