



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

Sheen's Estate Agents are pleased to offer this ONE BEDROOM PARK HOME located on the popular 'Meadowview Park'. This property is being offered with NO ONWARD CHAIN. The accommodation is conveniently located within two and three quarter miles of Clacton-on-Sea's town centre, mainline railway station and sea front. An internal inspection is highly advised to appreciate the accommodation on offer.

- One Bedroom
- 11'9 x 11'8 Lounge
- 8'0 x 7'9 Kitchen
- Gas Central Heating (n/t)
- Fully Residential
- Communal Parking
- Over 30's
- No Pets
- No Onward Chain
- Council Tax Band A



Price £40,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

11'8 x 11'9

Radiator. Double glazed bay window. Double glazed window to side. Doors to outside.



KITCHEN

8'10 x 7'9

Fitted with a range of wall mounted units. Comprising; rolled edge work surfaces with cupboards and drawers below incorporating carousel base corner fitments in both corners. Inset stainless steel sink unit with mixer tap. Integrated four ring conduction hob with oven below. Integrated Fridge/Freezer. Extractor fan (appliances not tested). Cupboard housing gas combination boiler - Fitted August 2024 (not tested). Space and plumbing for dishwasher. Double glazed window to side.



SHOWER ROOM

Low level W/C. Vanity hand wash basin with mixer tap. Cornered shower cubical with wall mounted electric shower unit (not tested). Space and plumbing for washing machine and tumble dryer (both washing machine and tumble dryer included in sale). Two double glazed windows to rear.



BEDROOM

9'4 x 8'2 to wardrobe

Built in wardrobes. Radiator. Double glazed window to front.



OUTSIDE

Brick built shed. Communal Parking.



EH 08/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Material Information (Park Home)

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

Ground rent review period: January 2026

Age Restriction: Over 30's

Pets: No

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 Drainage

(Telephone & Broadband):

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.

Park Home Disclaimer

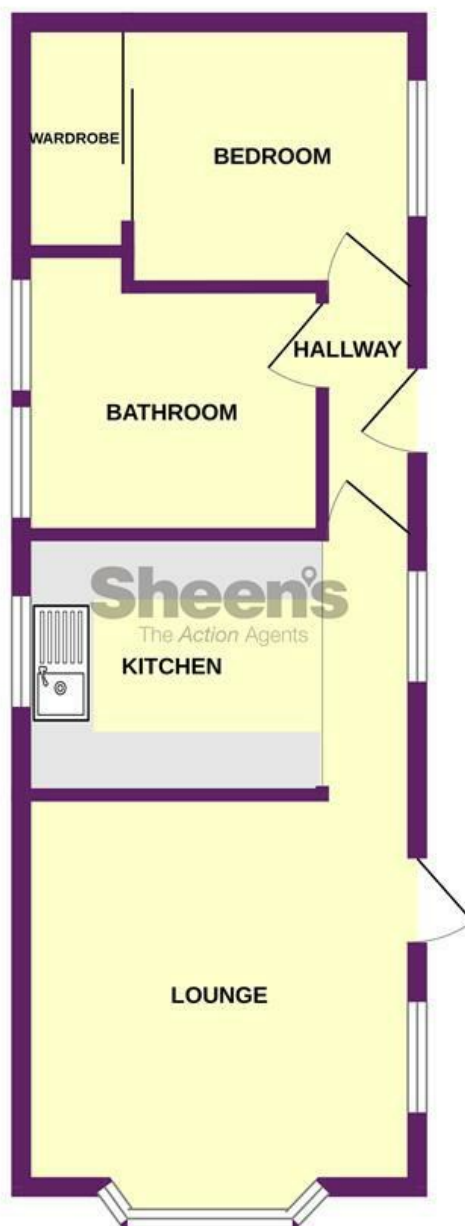
This property is subject to 'Site Fees'. These can be obtained from Sheen's Estate Agents. Further it is up to any interested party to satisfy themselves of all the relevant Lease details with their Legal representative before incurring any expenditure.

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
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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Sheen's
The Action Agents