



## Greenlawns, St. Osyth Road East Little Clacton, CO16 9RP

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM DOUBLE UNIT DETACHED Fully Residential PARK HOME for the OVER 50'S. The property is located within half a mile of local shopping facilities in Little Clacton and is within three miles of Clacton-on-Sea's town centre, mainline railway station and seafront. The property benefits from having its own garden space and allocated Parking to the front and an early viewing is advised to appreciate the properties potential on offer.

- Two Double Bedrooms
- 18'11 x 11'1 Lounge
- 9'5 x 9'2 Kitchen
- Three Piece Bathroom
- Double Glazed Windows
- Oil Central Heating (n/t)
- Off Street Parking
- Front and Rear Gardens
- No Onward Chain
- Council Tax A



**Price £119,995 Non-traditional**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### LEAN-TO

27'2 x 4'

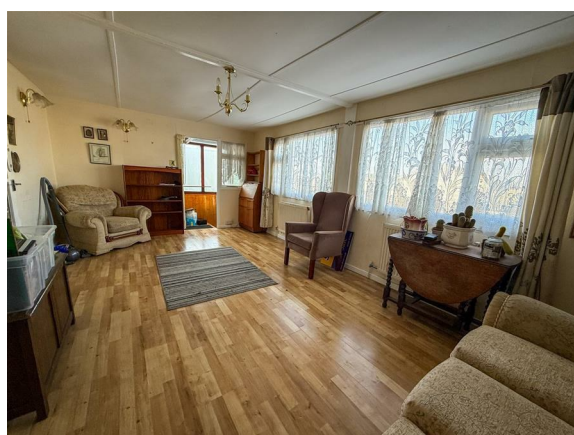
Steps entering and leaving lean-to. Double glazed windows to side. Double glazed door to rear. Oil central heating boiler concealed in box (not tested). Door to kitchen. Door to Lounge.



### LOUNGE

18'11 x 11'1

Two double glazed windows to front. Two radiators. Wood effect flooring. Door to:



## KITCHEN

9'5 x 9'2

Wood effect fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Inset stainless steel single drainer sink unit with mixer tap. Space for cooker. Space for fridge/freezer. Storage cupboard. Double glazed window to side. Door to lean to. Open access to Inner Hallway. Door to Bedroom Two.



## INNER HALLWAY

Storage cupboard. Doors to:

## BEDROOM ONE

10'9 x 9'2 max

Fitted wardrobes. Storage cupboard. Radiator. Double glazed window to side.



## BATHROOM

Three piece lemon colour suite. Low level WC. Pedestal hand wash basin. Panel enclosed bath with mixer tap and shower attachment. Part tiled walls. Double glazed frosted window to side.



## BEDROOM TWO

9'3 x 7'

Radiator. Double glazed window to rear.





## OUTSIDE - FRONT

Mainly laid to lawn. Shrub borders. Shingled areas. Hard standing area providing off street parking.



## OUTSIDE - REAR

Paved patio garden area. Shingled borders. Storage shed. Enclosed by panel fencing. Lawned areas to either side of property with hard standing pathway leading to outside front.



## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

## JE 0126

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](http://www.sheens.co.uk).

### Material Information (Park Home)

Monthly ground rent/site fee amount (£): TBC Ground rent review period: Yearly Each January

Age Restriction: Over 50's Pets: Yes (2 allowed)

Council Tax: Tendring District Council; Council Tax Band A ; Payable 2025/2026 £1464.71 Per Annum

Services Connected:

(Gas): No (Oil Central Heating) (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: No

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.

### Particular Disclaimer

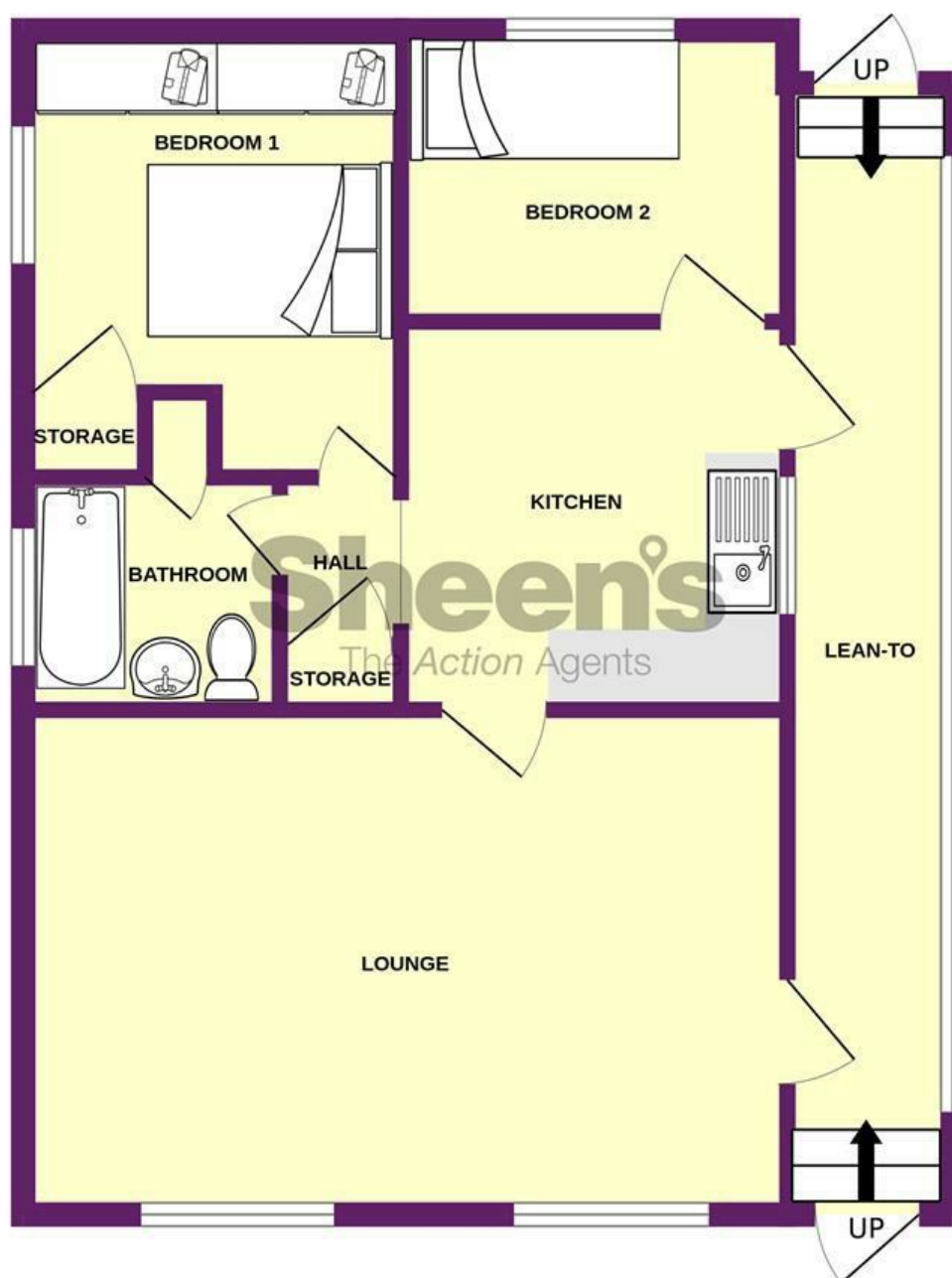
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

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## GROUND FLOOR



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