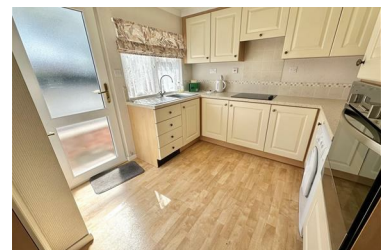




Greenlawns, St Osyth Road East Little Clacton, CO16 9RP

Sheen's Estate Agents are pleased to offer for sale this Over 50's TWO BEDROOM DOUBLE UNIT PARK HOME nestled in the charming area of Little Clacton. The park home is set within the serene Greenlawns community, offering a tranquil environment and within easy reach of local amenities. This property is FULLY RESIDENTIAL STATUS and being offered with NO ONWARD CHAIN. A viewing is highly advised to appreciate the accommodation this property has to offer.

- Two Bedrooms
- 19'4 x 9'2 Lounge
- 9'8 x 7'8 Dining Room
- 11'2 x 9'4 Kitchen
- En-Suite Shower Room
- Bathroom
- Fully Residential
- Driveway Providing Off Street Parking
- No Onward Chain
- Council Tax Band A



Price £140,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door leading to:

ENTRANCE HALL

Storage cupboard. Radiator. Door to:



DINING ROOM

9'8 x 7'8

Radiator. Double glazed window to front. Open access to:



LOUNGE

19'4 x 9'2

Inset electric feature fireplace with fire surround (not tested). Two radiators. Double glazed windows to the front and sides.



KITCHEN

11'2 x 9'4

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with extractor hood above (not tested). Inset oven. Space and plumbing for washing machine. Space for fridge freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Cupboard housing boiler (not tested). Double glazed window to rear. UPVC Double glazed door leading to outside rear.



BEDROOM ONE

9'6 x 9'5

Walk in wardrobe. Radiator. Double glazed window to side. Door to:



EN-SUITE SHOWER ROOM

Three piece White suite comprising a low level W.C. Pedestal hand wash sink basin. Step in shower cubicle with wall mounted shower head attachment above. Partly tiled. Radiator. Double glazed window to rear.



BEDROOM TWO

9'4 x 7'8

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



BATHROOM

Three piece White suite comprising a low level W.C. Pedestal hand wash sink basin. Panelled bath. Partly tiled. Radiator. Double glazed window to front.



OUTSIDE FRONT

Block paved driveway providing off street parking for multiple vehicles. Side pedestrian access leading to the rear via wooden gate.



OUTSIDE REAR

Patio paved area with the remainder being stone shingled. Enclosed by panelled fencing. Storage shed. Field views. Side pedestrian access via both sides to the outside front.



FIELDS VIEWS FROM REAR



Material Information (Park Home)

Monthly ground rent/site fee amount (£): £271.06 Per Month including water

Age Restriction: 50+ Pets: 2 max

Council Tax: Tendring District Council

Council Tax Band A

Payable 2026/2027 £1483.98 Per Annum

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage

(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.

BA 04/26

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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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The Action Agents