



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

Sheen's Estate Agents are pleased to offer for sale this RECENTLY RENOVATED over 50's ONE BEDROOM 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.

- 12'8 x 11'2 Bedroom
- 11'2 x 11'2 Lounge
- 11'2 x 10'9 Kitchen
- Bathroom
- Field Views
- Off Street Parking
- Electric Heating (n/t)
- Recently Renovated
- No Onward Chain
- Council Tax Band A



Price £115,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to the entrance hall.

ENTRANCE HALL

Storage cupboard. Open access to:



KITCHEN

11'2 x 10'9

Newly fitted kitchen suite comprising laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with stainless steel mixer tap. Space for cooker with extractor hood above (not tested). Space for fridge and freezer. Space and plumbing for dishwasher. Selection of matching wall units with cupboards and drawers at both eye and floor level. Tiled splashbacks. Wall mounted electric radiator (not tested). Double glazed windows to both sides. Door to:



UTILITY ROOM

Space and plumbing for washing machine and tumble dryer.
Brand new fitted vented cylinder. Open access to:



LOUNGE

11'2 x 11'2

Freestanding electric heater log burner. Wall mounted electric radiator (not tested). Double glazed windows to the front and side. UPVC Double glazed door to the outside side.



BEDROOM

12'8 x 11'2

Built in wardrobe with mirror fronted sliding doors. Wall mounted electric radiator (not tested). Double glazed windows to both sides. UPVC Double glazed sliding door which provides field views.



FIELD VIEWS FROM BEDROOM



BATHROOM

Three piece White suite comprising a low level W.C. Vanity hand wash sink basin with a stainless steel mixer tap. Corner panelled jacuzzi bath with stainless steel shower head attachment above. Heated towel rail. Double glazed window to side.



OUTSIDE FRONT

Hard standing area which provides off street parking. Side pedestrian access leading to the outside rear.



OUTSIDE REAR

Mainly patio paved with the remainder being laid to lawn. Enclosed by panelled fencing. Field views. One summer house. One storage shed. Side pedestrian access leading to the outside front.



FIELD VIEWS FROM REAR



Material Information (Park Home)

Monthly ground rent/site fee amount (£): 297.89 Ground rent review period:

Age Restriction: 50+ Pets: 2 Pets

Council Tax: Tendring District Council;
Council Tax Band: A
Payable 2026/2027 £1524.77 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: Park Home

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 05/26

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.

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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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