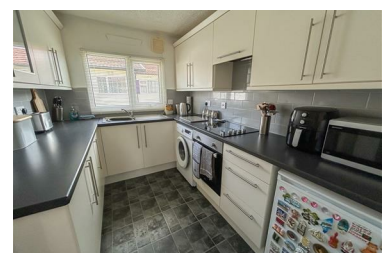




Castlehill Park, London Road Clacton On Sea, CO16 9QW

Located on the popular 'Castlehill Park', Sheens Estate Agents are pleased to offer this TWO BEDROOM PARK HOME for the Over 45's. This property is located close to the Brook Park Retail and Country Park with Clacton-on-Sea's town centre, seafront and mainline railway station located around one and three quarter miles away. A viewing is highly recommended to appreciate the accommodation this property has to offer.

- Two Bedrooms
- 15'5 x 9'10 Lounge
- 9'8 x 7'3 Kitchen
- 9'7 x 7'11 Bedroom One
- Modern Kitchen
- Fully Residential
- Communal Parking
- Fully Double Glazed
- Electric Heating (n/t)
- Council Tax Band A



Price £89,995 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

15'5 x 9'10

Storage cupboard housing water tank (not tested). Electric storage heater. Double glazed window to front and side.



KITCHEN

9'8 x 7'3

Fitted with a range of cream fronted wall mounted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Integrated electric cooker with electric four ring hob above with extractor fan (not tested). Inset stainless steel sink unit with mixer tap. Space and plumbing for washing machine (washing machine to stay). Space for fridge/freezer (Under counter fridge/freezer to stay). Double glazed window to front.



BEDROOM ONE

9'7 x 7'11

Electric heater (not tested). Double glazed window to rear.



BEDROOM TWO

9'8 x 7'3

Electric storage heater (not tested). Double glazed window to front.



BATHROOM

Low level W/C. Pedestal hand wash basin with mixer tap. Panelled bath with mixer tap. Heated towel rail (not tested). Double glazed window to front.



OUTSIDE FRONT

Communal lawns. Communal parking.



OUTSIDE REAR

Raised paved steps leading to entrance.



EH 0525

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.

Material Information (Park Home)

Monthly ground rent/site fee amount (£200.13):

Ground rent review period: January 2026

Age Restriction: Over 45's

Pets: 2 pets allowed

Council Tax Band: A

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Broadband digital voice. For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

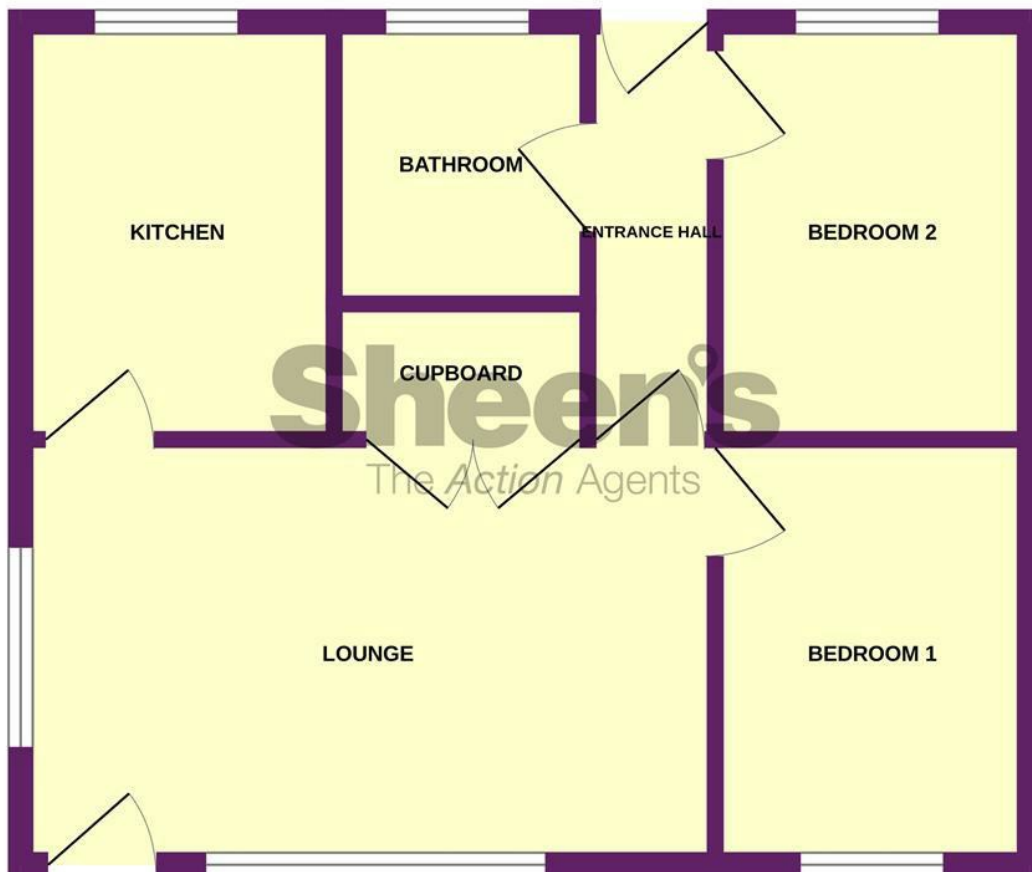
As Park Homes are their own entity (Mobiles Homes Act 2013) and are not Land Registry Properties, any purchase would need to be a cash transaction. As part of the Act, it is confirmed that whenever a Park Home is sold, 10% of the agreed sale price is due to be paid to the site owner. This is undertaken 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.

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



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