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Sheen's
The *Action* Agents



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

Situated on the popular 'Greenlawns' development in the popular Essex village of Little Clacton is this Fully Residential TWO BEDROOM DETACHED PARK HOME for the over 50's. The property is offered with No Onward Chain and is situated on an enviable wider than average plot with off street parking and a large westerly facing raised decking area boasting rural field views. An early viewing is advised to appreciate the accommodation and outside space on offer.

- Two Double Bedrooms
- Large Rear Decked Area with Field Views Beyond
- 19'9 x 19'7 Lounge/Diner
- 11'1 max Fitted Kitchen
- Modern Shower Room
- Oil Central Heating (n/t)
- Spacious Plot & Accommodation
- Private Off Street Parking
- No Onward Chain
- Council Tax A







Price £160,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed Entrance door to:

ENTRANCE PORCH

Further entrance door to:

LOUNGE/DINER



19'7 max x 19'9 max narrowing to 11'3

'L' shaped Lounge/Diner. Feature fireplace with inset electric fire (not tested). Two radiators. Feature mock beamed ceiling. Double glazed window to front. Double glazed oriel box bay windows to front and side. Double glazed double doors opening onto wooden decked patio area with open views across rural fields. Doors to Inner Lobby and Kitchen.

DINING AREA VIEW





LOUNGE AREA VIEW





KITCHEN

11'1 x 9'6 max

Fitted with a range of birch wood effect laminate fronted units. Comprising: laminated work surfaces with cupboards and drawers under. Range of matching wall units. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring electric hob with extractor above and under counter electric oven below (all appliances not tested). Space and plumbing for washing machine and tumble dryer. Tall fridge/freezer space. Built in storage cupboard. Built in Larder cupboard housing gas boiler (not tested). Tiled splash backs. Radiator. Double glazed window to rear with views over decked patio area to rural fields beyond. Double glazed door leading to wooden decked patio area.





VIEWS FROM KITCHEN



INNER HALLWAY

Loft access. Built in storage cupboard. Doors to:

BEDROOM ONE

11'8 x 9'4

Range of fitted bedroom furniture comprising wardrobes and cupboards over bed space. Radiator. Double glazed oriel bay window to rear.



BEDROOM TWO

9'5 x 8'11 max

A range of fitted bedroom furniture with cupboards over bed space. Radiator. Double glazed oriel bay window to front.



SHOWER ROOM

Fitted with a modern three piece shower suite comprising: Double shower cubical. Low level W.C. Pedestal wash hand basin. Fitted storage units. Part tiled walls. Radiator. double glazed window to front.



OUTSIDE FRONT

The property is positioned on a generous plot which benefits from large paved area providing off street parking for numerous vehicles. Artificial lawn area. Slate shingle boarder with shrubs. Steps leading to entrance door. Access to either side onto rear garden spaces. Ramp leading to wooden decked patio area.





OUTSIDE REAR

Property is situated on a wider than average plot. Benefits form large wooden decked patio area which affords views to the rear over rural fields with steps down to additional shingle and paved patio area which also has views to the rear over fields. Array of storage sheds. Oil fuel storage tank serving the central heating system (not tested).







REAR WOODEN DECKING AREA WITH FIELD VIEWS



REAR PATIO AREA WITH FIELD VIEWS





Material Information (Park Home)

Monthly ground rent/site fee amount (£): £271.06 Per Month including water Ground rent review period: Yearly
Age Restriction: Over 50's Pets: 2 Pets (Dogs Allowed)
Council Tax: Tendring District Council; Council Tax Band; A Payable 2026/2027 £1524.77 Per Annum

Services Connected:
(Gas): No (Electricity): Yes (Water): Mains (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.

JE 07/26

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.

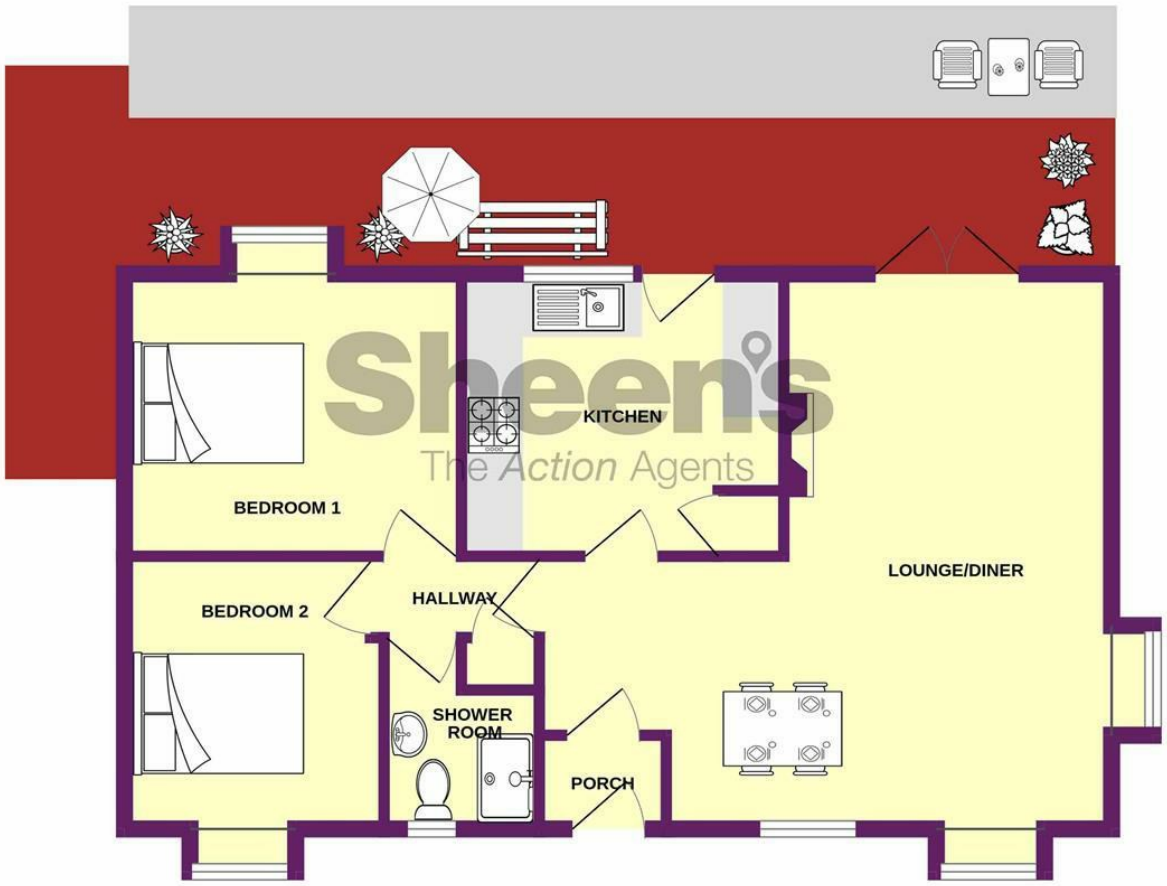
Particular Disclaimer

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



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