



Meadowview Park, St. Osyth Road Little Clacton, CO16 9NP

Being sold with NO ONWARD CHAIN Sheen's Estate Agents are pleased to offer for sale this ONE BEDROOM FULLY RESIDENTIAL PARK HOME located on the popular Meadowview Park. The property is approximately located two and a half miles away from Clacton-on-Sea's town centre, seafront and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- 11'9 x 10' 4 Bedroom
- 12'3 x 11'10 Lounge
- 11'8 x 8'3 Kitchen
- Shower Room
- Fully Double Glazed
- Gas Central Heating (n/t)
- Communal Parking
- Brick Built Storage Shed
- Fully Residential
- No Onward Chain



Price £54,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

ENTRANCE HALL

Door to;

KITCHEN

11'8 x 8'3

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap. Selection of wall mounted units with cupboards and drawers at both eye and floor level. Space for fridge freezer and space for cooker. Tiled splash backs. Storage cupboard housing wall mounted gas combination boiler. Radiator. Double glazed window to front and rear. Door to;



LOUNGE

12'3 x 11'10

Inset electric feature fireplace. Radiator. Additional door to front.
Double glazed windows to front and side.



BEDROOM

10'4 x 11'9

Radiator. Double glazed window to front.



SHOWER ROOM

Low Level W/C. Corner shower cubical with wall mounted shower attachment. Vanity hand wash basin with mixer tap. Double glazed window to rear.



OUTSIDE

Communal lawned gardens. Parking available. Brick built storage shed housing plumbing for washing machine.



EH 04/26

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Material Information (Park Home)

Monthly ground rent/site fee amount (£259.40): Ground rent review period: January 2027

Age Restriction: Over 30's Pets: No

Council Tax: Tendring District Council; Council Tax Band A ; Payable 2026/2027 £1483.98 Per Annum

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Mains

(Sewerage Type): Mains Drainage

(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.

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

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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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