



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

Sheen's Estate Agents are pleased to offer this ONE BEDROOM FULLY RESIDENTAL PARK HOME situated on the popular MEADOWVIEW PARK. This property is being offered with NO ONWARD CHAIN and is located within two and three quarter miles of Clacton-on-Sea's town centre, mainline railway station and sea front. An internal inspection is highly advised to appreciate the accommodation on offer.

- One Bedroom
- 11'9 x 11'8 Lounge
- 12'2 x 11'9 Kitchen
- 9'11 x 7'3 Bedroom
- Fully Residential
- Over 30's
- Communal Parking
- Brick Built Shed
- No Onward Chain
- Council Tax Band A



Price £55,000 Non-traditional

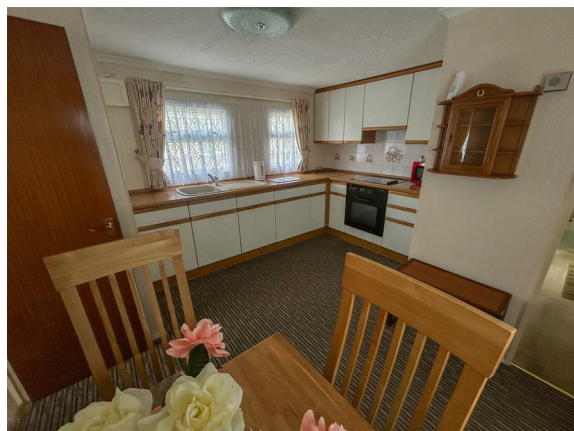
Accommodation Comprises

The accommodation comprises approximate room sizes:

KITCHEN

12'2 x 11'9

Fitted with a range of matching wall mounted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset ceramic sink unit with mixer tap. Space for fridge/freezer. Integrated cooker with four ring hob above (not tested). Double glazed window to side. Radiator.



LOUNGE

11'8 x 11'9

Electric fireplace (not tested). Double glazed window to front and side. Doors to outside front.



BEDROOM

9'11 x 7'3

Built in wardrobes. Double glazed window to side.



BATHROOM

Low level W/C. Vanity hand wash basin. Panelled bath. Radiator. Double glazed window to side.



OUTSIDE

Brick built shed. Communal lawns.



EH 05/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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 (£250.39):

Ground rent review period: January 2026

Age Restriction: Over 30's

Pets: No

Council Tax Band: A

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBA

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.

Park Home Disclaimer

This property is subject to 'Site Fees'. These can be obtained from Sheen's Estate Agents. Further it is up to any interested party to satisfy themselves of all the relevant Lease details with their Legal representative before incurring any expenditure.

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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