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Sheen's
The *Action* Agents



Omar Avenue, Chester Park
Clacton-On-Sea, CO16 8HZ

Located in the popular gated Chester Park, Sheens Estate Agents are pleased to offer for sale this 2024 build fully residential TWO BEDROOM PARK HOME for over 45s. The park home benefits from being offered with NO ONWARD CHAIN as well as having off street parking. The park home is situated within 1.6 miles of West Clacton's Martello Bay beaches and seafront. The park home is positioned 1.6 miles from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- Lounge 18'10 x 8'11
- Kitchen 12'5 x 11'2
- En-Suite
- Gas Central Heating (n/t)
- Private Garden
- Off Street Parking
- Over 45s
- No Onward Chain
- Council Tax Band A







Price £185,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE AREA

Built in storage cupboard. Radiator. Double glazed windows to side. Open access to:

LOUNGE

18'10 x 8'11

Radiator. Double glazed windows to front and sides.







KITCHEN AREA

12'5 x 11'2

Fitted kitchen suite comprising oakwood effect square edge work surfaces with grey wall mounted cabinets and a range of cupboards and drawers below. Inset four ring gas cooker with extractor hood above. Inset ceramic single drainer sink unit with stainless steel mixer tap. Cupboard housing gas combination boiler. Integrated dishwasher. Integrated oven. Integrated microwave. Integrated fridge freezer. Space and plumbing for washer dyer. Tiled splashbacks. Radiator. Double glazed window to side. Double glaze door to garden. Opening to:





HALLWAY

Door to:

BEDROOM ONE

9'2 x 8'2

Built in storage cupboards. Radiator. Double glazed window to side. Door to:





EN-SUITE

6'0 x 5'5

Three piece suite comprising low level W.C. Curved step in shower cubicle with shower attachment above (not tested). Vanity hand wash sink basin with drawers below. Heated towel rail. Partly tiled walls. Double glazed window to side.



BEDROOM TWO

9' max x 8'

Built in storage cupboards. Radiator. Double glazed window to side.



SHOWER ROOM

6'6 x 5'6

Three piece suite comprising low level W.C. Vanity hand wash sink basin with drawers below. Double step in shower cubicle with shower attachment above (not tested). Heated towel rail. Partly tiled. Double glazed window to side.





OUTSIDE REAR

Majority paved patio area with the remainder being artificial lawn. Built up storage shed. Enclosed by panelled fencing.





OUTSIDE FRONT

Paved patio pathway leading to the front entrance. Paved patio area providing off street parking for multiple vehicles.





Material Information (Park Home)

Monthly ground rent/site fee amount (£):259 Ground rent review period: Yearly
Age Restriction: Over 45's Pets: Yes
Council Tax: Tendring District Council; Council Tax Band; A Payable 2026/2027 £1483.98 Per Annum

Services Connected:
(Gas): Mains (Electricity): Mains (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:
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.

JB 09/26

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
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) approx.

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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