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Sheen's
The *Action* Agents



Castlehill Park
Great Clacton, CO16 9QP

Sheens Estate Agents are pleased to offer this TWO BEDROOM END TERRACE PARK HOME. This property is FULLY RESIDENTAL and being offered with NO ONWARD CHAIN. The Brook retail park is located approximately 200 yards away, and with Clacton-on-Sea's town centre, seafront and mainline railways station approximately 2 miles away. A viewing is highly recommended to appreciate the accommodation this property has to offer.

- Two Bedrooms
- 15'1 x 12'0 Lounge
- 9'4 x 6'1 Kitchen
- Electric Heating (n/t)
- Modern Kitchen Suite
- Shower Room
- Fully Residental
- Communal Parking
- No Onward Chain
- Council Tax Band







Price £87,000 Non-traditional

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

15'1 x 12'0

Wall mounted electric heater (not tested). Double glazed window to rear. Open access to Kitchen.







KITCHEN

9'4 x 6'1

Fitted with a range of panelled fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit with mixer tap. Integrated four ring electric hob (not tested). Space and plumbing for washing machine. Space for fridge or freezer. Double glazed window to front.







BEDROOM ONE

8'9 x 7'0

Double glazed window to front.



BEDROOM TWO

8'9 x 7'0

Wall mounted electric heater (not tested). Double glazed window to rear.



SHOWER ROOM

Low level W/C. Vanity hand wash basin with mixer tap. Cornered shower cubical with wall mounted shower attachment (not tested). Double glazed window to front.



OUTSIDE FRONT

Commnual parking.



OUTSIDE REAR

Patio paved area with pedestrian access gate.





Material Information (Park Home)

Monthly ground rent/site fee amount (£200.13):
Ground rent review period: January 2026
Age Restriction: Over 45's
Pets: Yes
Council Tax: Tendring District Council; Council Tax Band ; Payable 2025/2026 £1424.94 Per Annum

Services Connected:
(Gas): No
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone & Broadband): 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.

EH 0825

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.

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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