

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Castlehill Park, London Road Great Clacton, CO16 9QP

Being offered with NO ONWARD CHAIN Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM FULLY RESIDENTIAL PARK HOME situated on the popular CASTLEHILL PARK. The property is located within 300 metres from Brook Park Retail and Country Park with Clacton-on-Sea's town centre, seafront and mainline railway station located around one and three quarter miles away. An internal inspection is strongly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- 15'0 x 11'1 Lounge
- 8'8 x 5'7 Kitchen
- Shower Room
- Fully Double Glazed
- Electric Heating (n/t)
- Communal Parking
- Pets Allowed
- No Onward Chain
- Council Tax Band A

Price £90,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

15' x 11'x

Double glazed window to rear. Storage heater (not tested),



KITCHEN

8'8 x 5'7

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine. Space for fridge/freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Part tiled. Double glazed windows to front.



BEDROOM ONE

8'9 x 7'0

Double glazed window to front. Storage heater (not tested).



BEDROOM TWO

8'0 x 5'1

Double glazed window to rear. Fitted wardrobes. Storage Heater (not tested).



BATHROOM

Low level W/C. Pedestal hand wash basin. Walk in shower cubical with wall mounted electric shower (not tested). Double glazed window to front. Storage cupboard.



OUTSIDE FRONT



OUTSIDE REAR



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.

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.

Material Information (Park Home)

Monthly ground rent/site fee amount (£186.82): TBC

Ground rent review period: January 2025

Age Restriction: Over 45's

Pets: Yes

Council Tax Band: A

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Yes

(Telephone & Broadband): No

Non-Standard Property Features To Note:

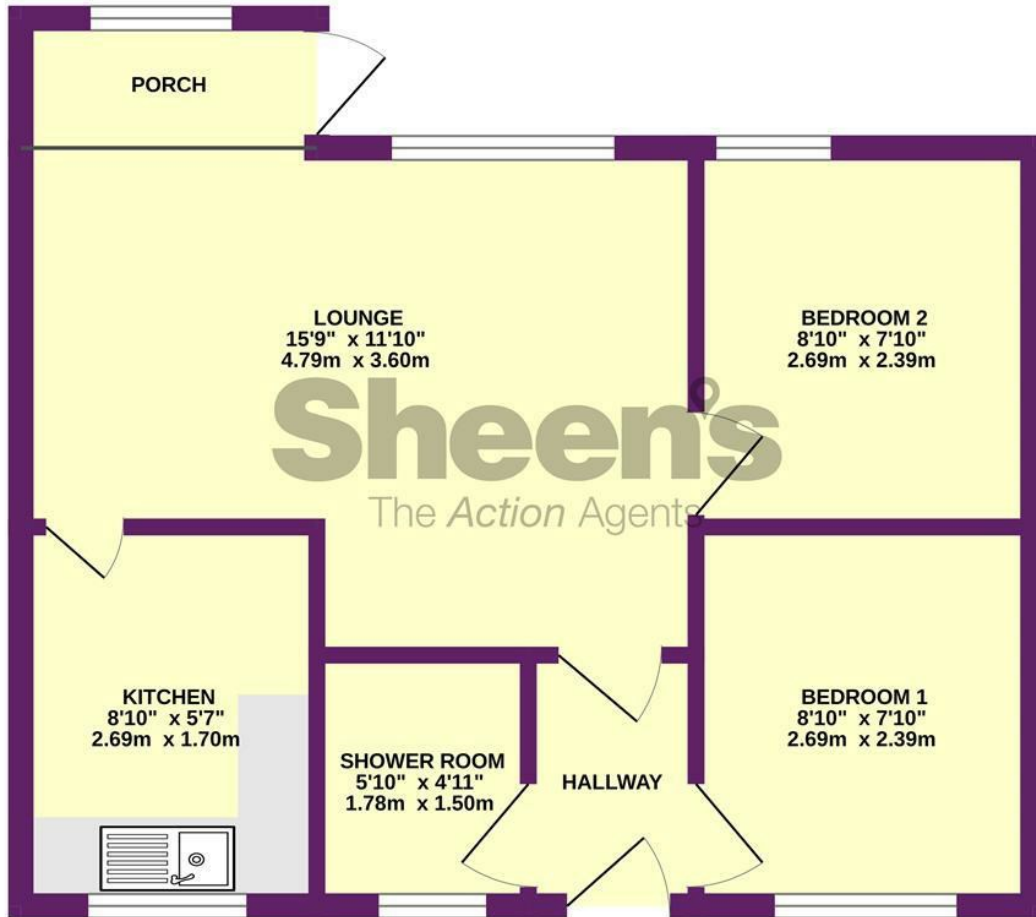
EH 02/24

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 between £50-£150 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.



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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