



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

Being offered with NO ONWARD CHAIN Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM FULLY RESIDENTIAL PARK HOME located on the popular MEADOWVIEW PARK. The property benefits from PANORAMIC FIELD VIEWS as well as a SECOND BEDROOM. The property is located in the sought after area of Little Clacton and is approximately 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.

- Two Bedrooms
- 12' x 11' Lounge
- 11' x 8'8" Kitchen
- Three Piece Bathroom Suite
- Fully Double Glazed
- Gas Central Heating (n/t)
- Panoramic Field Views
- Brick Built Storage Shed
- Fully Residential
- No Onward Chain



Price £48,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to:

ENTRANCE HALLWAY

Door to:

KITCHEN

11' x 8'8

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with mixer tap. Selection of white gloss fronted wall units with cupboards and drawers at both eye and floor level. Space for cooker. Space for fridge and freezer. Door to storage cupboard. Radiator. Double glazed window to front and rear. Door to:



LOUNGE

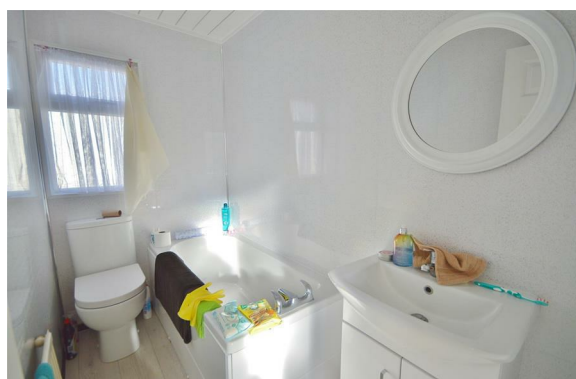
12' x 11'

Inset gas fireplace with back boiler serving central heating system (not tested). Panoramic field views. Additional UPVC double glazed door to front. Radiator. Double glazed windows to front and side.



THREE PIECE BATHROOM SUITE

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin with mixer tap. Panelled bath. Radiator. Double glazed window to rear.



BEDROOM ONE

11'1 x 8'2

Radiator. Double glazed window to front.



BEDROOM TWO

7'10 x 3'

Radiator. Double glazed window to rear.



OUTSIDE

Communal parking. Communal lawns. Brick built storage shed.



BA 11/22

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.

Park Home Disclaimer

This property is subject to 'Site Fees'. These can be obtained from Sheen's Estate Agents.

It is up to any interested party to satisfy themselves of all the relevant Meadowview Park site rules and site licence before entering into any negotiations;- <https://www.tendringdc.gov.uk/business/licensing-legislation/caravan-site-licence-and-residential-mobile-homes-site-rules>

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 (£): £234.01 (2023 fees)

Ground rent review period: 1st January Each Year

Age Restriction: Over 30's

Pets: No Cat's/Dogs (Assistance dog only)

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

Council Tax Band: A

Services Connected:

(Gas): Yes (LPG)

(Electricity): Yes

(Water): Yes

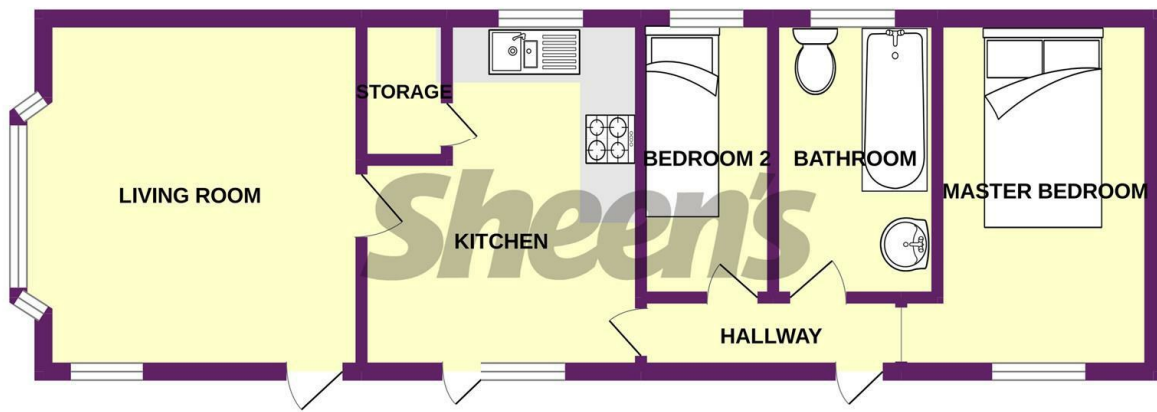
(Sewerage Type): Mains drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: Residential Park Home



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

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents