



## Orchard Close, Elm Farm Country Park Thorpe-Le-Soken, CO16 0JE

Sheen's Estate Agents have the pleasure in offering for sale this well presented TWO DOUBLE BEDROOM PARK HOME set in 22 acres of parkland, next to the picturesque village of Thorpe-le-Soken. The property is currently under holiday status but is open all year round. Elm Farm Country Park is a short distance from the scenic Essex coast and is known for its favourable climate, experiencing some of the lowest rainfall in the UK. The property benefits from luxury open planned living accommodation and is within four miles of Frinton's seafront, half a mile of the village centre and within one mile of the mainline railway station with direct links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- En-Suite to Master Bedroom
- Open Plan Lounge/Kitchen/Diner
- Liveable For 12 Months Of The Year
- No Council Tax
- Off Road Parking
- Elm Farm Country Park
- Sought After Location
- Close to Amenities
- Viewing Advised

Price £145,000 Leasehold



Accommodation comprises with approximate room sizes:-

Ramp leading to gated access. Sealed unit double glazed door leading to:

## Kitchen/Diner/Lounge

20'7" x 19'2"

Fitted with a range of matching fronted units. Wooden work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Built in microwave. Further selection of matching units both at eye and floor level. Integrated dishwasher. Built in storage cupboard with plumbing for washing machine and housing combination boiler providing heating and hot water throughout. Integrated washing machine. Integrated fridge and freezer. Wooden splashback. Laminate flooring. Two radiators. Sealed unit double glazed windows to side and front aspect. Sealed unit double glazed 'French' style doors leading to decking and seating area. Door to:



## Hall

Loft access. Doors to:



## Master Bedroom

11'8" x 9'4"

Built in wardrobes. Radiator. Sealed unit double glazed window to front. Door to:



## En-Suite

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed shower cubicle with sliding door and wall mounted shower attachment. Tiled splashback. Laminate flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to front.



## Bedroom Two

11'8" x 9'4"

Built in wardrobes. Radiator. Sealed unit double glazed window to rear.



## Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath. Tiled splashback. Laminate flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to rear.



## Outside

Block paved driveway providing off street parking for two vehicles. Remainder laid to lawn. Beds stocked with flowers and shrubs. Storage bins to remain. Wooden decking providing seating area.



## Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 43

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 4500 including ground rent

Service charge review period (year/month):

Council Tax Band: No council tax liable

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(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: Timber construction

## JAF 0624

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](http://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.

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## Selling properties... not promises

⌚ 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
⌚ 01255 852555   ✉ frinton@sheens.co.uk   🌐 sheens.co.uk

**Sheen's**  
The Action Agents