



BLAKE & THICKBROOM



**CASTLE HILL PARK, LONDON ROAD,
CLACTON-ON-SEA, ESSEX, CO16 9QY
£95,000 (Asking Price)**

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk
<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this full time residential two bedroom park home, conveniently located at the end of a terrace, being offered for sale with no onward chain. The property benefits from being within walking distance of local shopping facilities and bus route leading to Clacton's town centre. An internal inspection is recommended to avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the main A133 London Road. Upon reaching the main London Road roundabout take the third exit into the continuation of London Road. Proceed past the Robin Hood public house on the left hand side. Proceed across the pedestrian crossing before turning right into Castle Hill Park. Proceed into the development, bear left and then left again, proceed to the end and the park home can be found on the left hand side. Communal parking on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS * 15'3 x 9'7 LOUNGE *

* 9'7 x 7'4 KITCHEN * SHOWER ROOM *

* ELECTRIC HEATING * DOUBLE GLAZING *

* COMMUNAL GARDENS AND PARKING *

* OVER 45s *

* NO ONWARD CHAIN * SOLE AGENTS *

* CLOSE TO SHOPPING FACILITIES & BUS ROUTE TO TOWN CENTRE *

ENTRANCE PORCH:

Panelled roofing. Double glazed aspects to front and side with entrance door to:

ENTRANCE HALL:

Doors to all rooms. Electric heater.

KITCHEN: 9'7 (2.92m) x 7'4 (2.24m)

Comprising of laminated rolled edge work surfaces with inset one and a half bowl sink drainer unit with cupboards, drawers and storage below, range of eye level cupboards. Part tiled walls. Electric heater. Replacement double glazed window to front.

LOUNGE: 15'3 (4.65m) x 9'7 (2.92m)

Electric storage heater. Loft access. Storage cupboard, airing cupboard. Doors to bedrooms, door leading to rear, replacement double glazed windows to rear and side.

BEDROOM ONE: 9'5 (2.87m) x 8'0 (2.44m)

Fitted wardrobe. Replacement double glazed window to rear.

BEDROOM TWO: 9'4 (2.84m) x 7'1 (2.16m)

Fitted wardrobe. Replacement double glazed window to rear.

SHOWER ROOM:

Fitted with shower tray with electric shower, pedestal wash basin, low level WC. Part tiled walls.

OUTSIDE:

Communal gardens and parking around the development.

AGENTS NOTES:

Material information for this property.

Tenure - Park Home.

Council Tax Band A (under post code CO16 9QW).

EPC Rating N/A - park home.

Services Connected.

Electricity - Yes.

Gas - No.

Water - Yes - paid via park owners.

Sewerage type - Mains - paid via park owners.

Telephone & Broadband coverage - Unknown due to being vacant. Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - Yes. We are advised the site fees (service charge and ground rent) are approximately £224 PCM. Prospective purchasers should be directed to website: Gov.uk/park-mobile-homes.

Non standard property features to note - Yes. The property is a timber framed park home - cash buyers only. Occupancy is restricted to people of at least 45 years of age.

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