



**BEACH ROAD,
ST OSYTH, ESSEX, CO16 8SG
£7,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering for sale this two bedroom caravan situated on the popular St Osyth beach site. The property is being offered for sale with no onward chain and an early viewing is recommended.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road for some distance leading into West Road. Proceed past the golf course and at the roundabout turn right into Jaywick Lane. At the far end of Jaywick Lane turn left into St Johns Road. Proceed along this road following the signs for St Osyth, proceeding past the petrol station on the right, down the hill, turn left into Clacton Road and follow the road to the centre of St Osyth village. Turn left at the crossroads into Spring Road, follow Spring Road for approximately one mile leading into Beach Road. Continue along Beach Road for approx 1.5 miles, turning left into St Osyth Beach Holiday Park. Proceed ahead for a short distance bearing right, continue past the swimming pool and sales office. Proceed straight ahead and the Flatford Islands section can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS *

* ENSUITE BATHROOM * SEPARATE WC *

* LOUNGE KITCHEN DINER 20'6 x 11'9 *

* ELECTRIC HEATING * DOUBLE GLAZING THROUGHOUT *

* COMMUNAL PARKING AND GARDENS AREA *

* NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE HALL:

Replacement double glazed entrance door to entrance hall. Storage cupboard/airing cupboard. Doors to all rooms.

BEDROOM ONE: 11'9 (3.58m) x 8'5 (2.57m)

Electric heater. Fitted wardrobes. Replacement double glazed window to side. Door leading to:

EN SUITE SHOWER ROOM:

Fitted with a shower tray with sliding door, pedestal hand wash basin, low level WC. Replacement double glazed window to rear.

SEPARATE WC:

Fitted with a pedestal hand wash basin, low level WC. Replacement double glazed window to front.

BEDROOM TWO: 9'8 (2.95m) x 5'6 (1.68m)

Electric heater. Fitted wardrobes. Replacement double glazed window to rear.

LOUNGE KITCHEN DINER: 20'6 (6.25m) x 11'9 (3.58m)

Comprising of laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards. Two replacement double glazed windows to front, three to side and one to rear. Replacement double glazed door.

OUTSIDE:

Communal parking and gardens.

AGENTS NOTES:

Material information for this property.

Tenure is Leasehold.

Council Tax Band N/A. EPC Rating N/A.

Services connected.

Electricity - Yes.

Gas - No.

Water - Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Unknown due to the property 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 have been advised the annual pitch fee is £5,200, paid to January 2025. Which includes the site rent and use of all the club house facilities. Water is approx. £450,00 pa, Electric and Gas is extra as well. The licence term is until 2028 and then can be reviewed direct with the site.

Non standard property features - Yes. This park is under a 365 leisure licence agreement and can be used for holiday use.



