



**BEACH ROAD,  
ST OSYTH, ESSEX, CO16 8SG  
£50,000 (Asking Price)**

**DESCRIPTION:**

NO ONWARD CHAIN.

Blake & Thickbroom are pleased to be offering for sale this two bedroom 2023 ABI Ticehurst Caravan situated on the popular St Osyth Beach site, benefitting from its own driveway and parking, full central heating and double glazing throughout with an ensuite and separate shower room. An internal viewing is recommended. Please call our Offices to arrange a viewing.

**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.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* TWO BEDROOMS \* ENSUITE SHOWER ROOM \*

\* SEPARATE SHOWER ROOM \*

\* 19'11 x 12'7 KITCHEN / LIVING / DINER with INTEGRATED APPLIANCES  
INCLUDING WASHING MACHINE, DISHWASHER, DOUBLE OVEN, GAS HOB WITH  
EXTRACTOR HOOD ABOVE, MICROWAVE \*

\* GAS CENTRAL HEATING VIA RADIATORS \*

\* DOUBLE GLAZING THROUGHOUT \*

\* OWN DRIVEWAY AND OFF ROAD PARKING \*

\* NO ONWARD CHAIN \* VIEWING RECOMMENDED \*

**KITCHEN / LIVING / DINER:** 19'11 (6.07m) x 12'7 (3.84m)

Comprising of laminated rolled edge work surfaces with matching upstands, inset one and a half bowl sink drainer unit with cupboards, drawers and storage below, range of eye level cupboards, integrated washing machine, dishwasher, double oven, gas hob with extractor hood above, microwave. Radiator, vertical radiator. Double glazed windows to front, sides and rear. Access to lobby.

**LOBBY AREA:**

Doors to all rooms.

**BEDROOM ONE:** 12'7 (3.84m) x 8'10 (2.69m)

Fitted wardrobes. Double glazed window to front. Door to:

**ENSUITE SHOWER ROOM:**

Comprising of shower tray with sliding door and shower attachment, vanity hand wash basin with mixer tap, low level WC.

**BEDROOM TWO:** 8'2 (2.49m) x 6'6 (1.98m)

Storage cupboard. Double glazed window to front.

**SHOWER ROOM:**

Comprising of shower tray with sliding door and shower attachment, vanity hand wash basin with mixer tap, low level WC. Wall mounted boiler. Heated towel rail. Extractor fan. Double glazed window to rear.

**OUTSIDE:**

Allocated parking, communal gardens and communal parking around the development.

**AGENTS NOTES:**

Material information for this property.

Tenure: Leasehold.

Council Tax N/A.

EPC N/A.

Services connected:

Electricity - Yes.

Gas - Not connected by supplied by calor gas.

Water - Yes.

Sewerage type- Mains.

Telephone and Broadband coverage - Unknown. Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://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 last year's annual pitch fee was approx £5,000 not inclusive of bills. The agreement period is to 31/1/2054.

Non standard property to note - Yes. The Park is under a 365 Leisure Licence Agreement so a forwarding address is needed for correspondence. The park can only be used for holiday use.

