



**DESCRIPTION:**

NO ONWARD CHAIN. Blake & Thickbroom are delighted to be offering for sale this very well presented two bedroom park home situated on the highly regarded Sacketts Grove Residential Park, over 45s, residential park. An internal viewing is highly recommended to fully appreciate the accommodation on offer.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre via Marine Parade West for approximately a quarter of a mile passing the Toby Carvery on the left, leading into West Road. Continue along this road passing the golf club on the left hand side and at the mini-roundabout (the Three Jays Public House ahead of you), turn right into Jaywick Lane. Sacketts Grove Residential Park can be found as a turning on the left hand side. As you drive into the park, continue straight, bear right and the park home will be found on the right hand side.

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

- \* TWO BEDROOMS \*
- \* 19'10 x 11'9 LOUNGE \*
- \* 9'11 x 9'7 KITCHEN \*
- \* SHOWER ROOM \*
- \* GAS HEATING \* DOUBLE GLAZING \*
- \* COMMUNAL PARKING AND GARDENS \*
- \* SOLE AGENTS \* VIEWING RECOMMENDED \*
- \* OVER 45s \* FULLY RESIDENTIAL \*
- \* VIDEO TOUR AVAILABLE \*
- \*NO ONWARD CHAIN\*

**KITCHEN:** 9'11 (3.02m) x 9'7 (2.92m)

Double glazed entrance door to kitchen. Refitted kitchen comprising of laminated rolled edge work surfaces with inset single drainer sink unit with cupboards, drawers and storage below, range of eye level cupboards. Electric hob, oven. Washing machine & fridge freezer option to be included. Radiator. Double glazed window to side, door to:

**ENTRANCE HALL:**

Loft access. Storage cupboard. Doors to all rooms.

**BEDROOM ONE:** 9'7 (2.92m) x 8'7 (2.62m)

Radiator. Fitted wardrobe. Double glazed window to rear.

**BEDROOM TWO:** 9'7 (2.92m) x 8'7 (2.62m)

Fitted wardrobe. Double glazed window to rear.

**SHOWER ROOM:**

Comprising of shower tray with sliding door and shower attachment, vanity hand wash basin with mixer tap and cupboard below, low level WC. Heated towel rail. Cupboard housing wall mounted combi boiler. Fully tiled walls. Extractor fan. Double glazed window to side.

**LOUNGE:** 19'10 (6.05m) x 11'9 (3.58m)

Two radiators. Electric fire with tiled base and surround. Double glazed bay window to front, double glazed window to side, double glazed door to front.

**OUTSIDE:**

Mainly laid to lawn to the front of the property with paved patio area leading to front entrance. Enclosed area to the rear of the property with storage sheds. Communal parking area for residents and visitors.

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**AGENTS NOTES:**

Material information for this property.

Tenure: Leasehold.

Council Tax A. EPC N/A.

Services connected:

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type- Mains.

Telephone and Broadband coverage - Yes. 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. The monthly ground rent / site fee is approx £155 per calendar month.

Non standard property to note - Yes. Age restriction over 45s only.



