



BLAKE & THICKBROOM



OAKLEIGH CLOSE,
CLACTON ROAD, ESSEX, CO16 9FN
£300,000 (Asking Price)

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DESCRIPTION:

ALL YEAR LIVING WITH YOUR OWN ADDRESS

Upon entering the secured gated entrance and strolling along the 200m established private drive ,you are then greeted with this beautifully presented "Raglan " built "Stately Albion 50 x 20 " design all year round park home being sold fully furnished and benefitting from allocated parking and secluded garden ,amongst this gated community .This permanent residential home is sited on the edge of the popular Oakleigh Park Development and is available with immediate occupation. On site viewing is recommended to avoid disappointment .

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the main London Road roundabout take the second exit on the left hand side onto the new bypass road. Proceed along the bypass road over the first roundabout at Brook Retails Park. Upon reaching the second roundabout take the third turning on the right signposted towards the village of Little Clacton. Left at the next roundabout into London Road. Proceed through the village of Little Clacton for approximately one mile towards Weeley Heath. Past the White Hart pub on the left hand side and continue past the garden centre and down the hill turning left into Gutteridge Hall Lane, before St Andrews primary school. Immediately right proceed a short distance to the next mini roundabout into the entrance of Oakleigh Park. The site office can be found on the right hand side. Proceed through the gated entrance along the driveway for approximately 200m and the property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO/THREE BEDROOMS * TWO EN SUITE SHOWER ROOMS *
- * LPG GAS HEATING VIA RADIATORS * DOUBLE GLAZED THROUGHOUT *
- * 19'4 x 10'10 LOUNGE * 19'4 x 16'10 LUXURY APPOINTED KITCHEN/DINER WITH NUMEROUS BUILT IN APPLIANCES *
- * ALLOCATED PARKING * ENCLOSED REAR GARDEN *
- * FURNISHED * SOLD WITH ALL YEAR ROUND OCCUPANCY AND FIXED ADDRESS *
- * ON SITE VIEWING AVAILABLE * SOLE AGENTS * EXCLUSIVE LIVING FOR OVER 50's ONLY * PETS & DOGS WELCOME *

COVERED ENTRANCE:

Double glazed entrance door with matching glazed side panel to kitchen/diner.

KITCHEN DINER: 19'4 (5.89m) x 16'10 (5.13m)

Luxuriously appointed with a range of high gloss finish cream coloured units with laminated work surfaces with matching upstands. Inset one and a half bowl single drainer sink unit with mixer taps, cupboards under. Eye level cupboards with lighting below, further eye level glazed display cabinets. Purpose breakfast bar to centre island. Inset electric hob unit, further built in double oven with cupboard storage above and below. Integrated fridge, freezer, dish washer, washing machine and tumble dryer. Pull out larder unit, three radiators, tiled flooring, vaulted ceiling with down lighters. Windows to front and rear, double glazed door to outside. Door to inner hallway. Internal double doors to lounge.

LOUNGE: 19'4 (5.89m) x 10'10 (3.30m)

Moulded fire surround, two radiators, vaulted ceiling, bay windows to front and side.

INNER HALLWAY:

Radiator, doors to:

BEDROOM ONE: 11'6 (3.51m) x 9'6 (2.90m)

Radiator, windows to rear. Door to dressing room.

DRESSING ROOM: 9'5 (2.87m) x 5'5 (1.65m)

Fitted drawer units, shelving and hanging rails, further internal door to en suite shower room.

ENSUITE SHOWER ROOM:

Shower cubicle, hand wash basin, low level WC, fully tiled walls, radiator, extractor fan, down lighters. Window to side.

BEDROOM TWO: 9'5 (2.87m) x 9'1 (2.77m)

Radiator, built in wardrobe with mirror fronted sliding doors. Bay window to front. Door to en suite.

ENSUITE SHOWER ROOM:

Corner shower cubicle, vanity hand wash basin, low level WC, radiator, fully tiled walls, tiled flooring, down lighters, extractorn, radiator, window to front.

BEDROOM THREE/STUDY: 6'6 (1.98m) x 6'6 (1.98m)

Fitted desk unit and drawers, radiator, window to front.

OUTSIDE:

Slate chippings with raised flower borders to the front garden with ornate steps and paving to the main entrance. Allocated parking to the right hand side of the park home for one vehicle with side gate access leading to enclosed paved and lawned rear garden, storage shed to remain.

AGENTS NOTES:

Material information for this property
Tenure is Leasehold. Council Tax Band: TBA (other park homes in Oakleigh Close are rated at tax band A) EPC: N/A
Services Connected
Electricity: Yes
Gas: Yes LPG Supplied and metered and charged by Oakleigh Park utilities only
Water: Yes
Sewerage type: Mains (water and sewerage charges included in site fee)
Telephone and Broadband coverage: Not known
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 charges for this property:
Site fee charges £3396.48 for 2024 (we understand site fee charges will include water and sewerage connection)
Non standard property features to note: Yes
Occupants of the park home must be over the age of 50. This Park home is sold with a lease agreement with an indefinite term .







