



# BLAKE & THICKBROOM



OAKLANDS HOLIDAY PARK,  
COLCHESTER ROAD, ESSEX, CO16 8HW  
£110,000 (Asking Price)

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

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering for sale this 2023 Model ABI Langdale (41' x 13') modern Park Home with panoramic lake views, benefitting from three bedrooms, shower room, ensuite cloakroom, generous living accommodation with open plan lounge, kitchen and dining area. The Oaklands holiday park is situated within a short distance of the historical village of St Osyth with main road access to both Clacton and Colchester. The holiday park is situated in peaceful surroundings with access to fishing lake.

**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 and continue along the St Osyth bypass, joining onto the Colchester Road. Follow Colchester Road for approximately one mile, the entrance to Oakland Holiday Park can be found on the right hand side.

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

- \* THREE BEDROOMS \* ENSUITE CLOAKROOM \*
- \* OPEN PLAN LIVING / 12'7 LOUNGE AREA \*
- \* 12'5 KITCHEN / DINING \*
- \* SEPARATE SHOWER ROOM \*
- \* CALOR GAS HEATING \* DOUBLE GLAZING \*
- \* PARKING \* PANORAMIC LAKE VIEWS \*
- \* ACCESS TO ALL AMENITIES \*
- \* VIEWING RECOMMENDED \*

**ENTRANCE:**

Steps leading to raised decked area. Double glazed entrance door leading to living area.

**KITCHEN DINER:** 12'5 (3.78m) x 9'7 (2.92m)

Fitted with a range of modern laminated fronted units comprising of square edge work surface with inset single drainer sink unit with mixer tap, drawers and cupboards under, eye level cupboards, built in oven with five ring gas hob above and extractor fan, microwave, fridge/freezer and washing machine, (all unable to test) under unit lighting. Ceiling spotlight. Radiator. Windows to either side. Door from kitchen diner leading to inner hallway and doors to all rooms. Open plan to lounge.

**LOUNGE:** 12'7 (3.84m) x 11'6 (3.51m)

Electric log style burner (unable to test). Ceiling spotlight. Radiator. Windows to either side, sliding patio doors leading to raised decked area with panoramic lake views.

**BEDROOM ONE:** 9'3 (2.82m) x 7'0 (2.13m)

Radiator (unable to test). Window to side. Door to:

**CLOAKROOM:**

Fitted with a white suite comprising of pedestal wash hand basin with mixer tap, low level WC. Heated towel rail (unable to test). Window to side.

**BEDROOM TWO:** 8'6 (2.59m) x 6'5 (1.96m)

Radiator (unable to test). Built in wardrobe. Window to side.

**BEDROOM THREE:** 8'9 (2.67m) x 6'0 (1.83m)

Radiator (unable to test). Window to side.

**SHOWER ROOM:**

Fitted with white suite comprising of shower cubicle, vanity hand wash basin with mixer tap, low level WC. Heated towel rail (unable to test). Window to side.

**OUTSIDE:**

The property benefits from private parking with garden area and views across the lake.

**AGENTS NOTES:**

Material information for this property.

Tenure: Leasehold.

Council Tax n/a.

EPC n/a.

Services connected:

Electricity - Yes.

Gas- No. 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 £5,475 not inclusive of bills.

Non standard property to note - Yes. Any site rules can be confirmed by our Offices.

Occupancy of the park is 11.5 months of the year.



