

## Omar Avenue, Clacton-On-Sea

Starting at 720 sq ft - Chester Park is an exciting new residential park home development in Clacton-on-Sea, offering stylish fully furnished homes within a secure gated community for the over 45's. Designed for comfortable modern living, these beautifully presented homes combine spacious interiors with low-maintenance living in a peaceful coastal setting.

Residents benefit from private driveways, landscaped gardens and thoughtfully designed layouts, while remaining close to local shops, restaurants, transport links and leisure facilities. With no stamp duty, reduced council tax and part exchange available, Chester Park offers an affordable and stress-free lifestyle opportunity on the Essex coast.

Prices from £180,000

# Omar Avenue

Jaywick Lane, Clacton-On-Sea, CO16



- Brand new fully residential park homes within an exclusive gated community for the over 45's
- Pet-friendly development with a welcoming mix of retired and semi-retired residents
- Council Tax Band A - approximately 64% cheaper than comparable traditional housing locally
- Part exchange scheme available for a hassle-free move
- Fully furnished turnkey homes with bespoke design options available on selected plots
- Spacious contemporary layouts with high-spec kitchens, modern bathrooms and en-suite facilities
- Conveniently located close to shops, restaurants, golf club and local amenities
- Landscaped gardens, private driveways and metal Asgard security shed included
- No stamp duty, no estate agent fees and no solicitor fees
- Just a short drive from Clacton Pier and the Essex Sunshine Coast

## The Home

Plot 15 – Approx. 877 sq. ft.

A spacious and contemporary two-bedroom home featuring an impressive open-plan kitchen/diner with central island breakfast bar and a separate bright sitting room with large windows allowing plenty of natural light.

The principal bedroom benefits from fitted storage and a modern en-suite shower room, while the second bedroom is ideal for guests. A stylish main bathroom, landscaped exterior and private driveway complete the home.

## Features:

Approx. 81.5 sq. metres (877 sq. ft.)

Spacious open-plan kitchen/diner

Separate sitting room

En-suite to principal bedroom

Fully furnished throughout

Modern fitted kitchen with integrated appliances

Private driveway and landscaped garden

## The Area

Chester Park is ideally positioned in Clacton-on-Sea, offering easy access to both everyday amenities and coastal attractions.

## Nearby amenities include:

Clacton Pier – approximately 3 miles

Bus stop – approximately 0.5 miles

Brook Retail Park – approximately 2 miles

Sainsbury's Express and convenience stores – approximately 0.5 miles

Clacton-on-Sea Golf Club – approximately 2 miles

Martins Farm Country Park – approximately 3 miles

Pubs and restaurants within walking distance

## Part Exchange Scheme

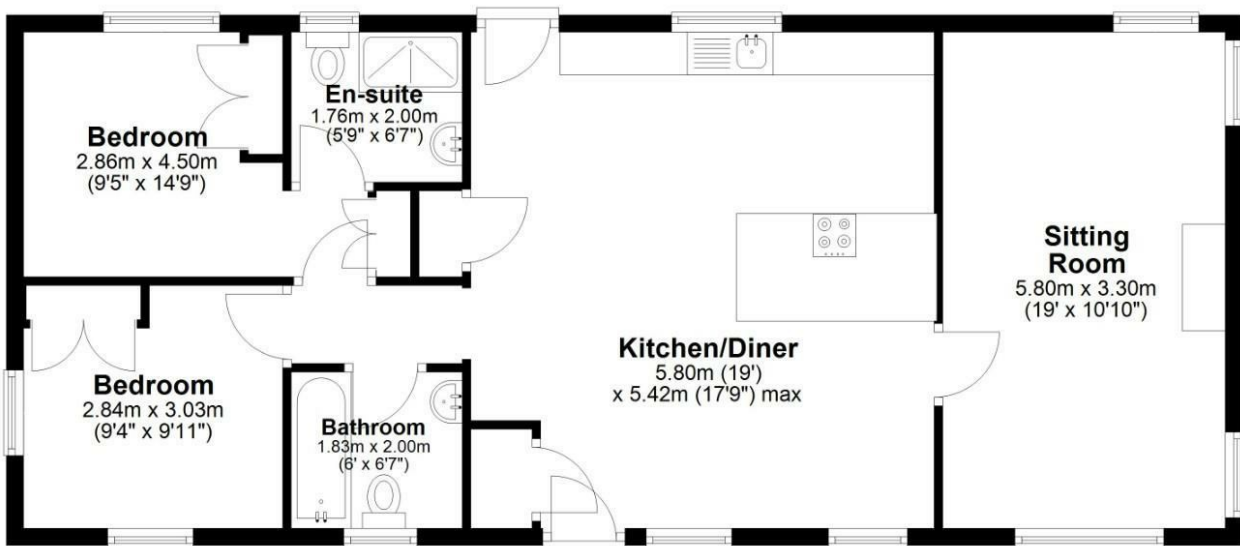
Chester Park offers a convenient part exchange scheme designed to remove the stress and uncertainty of selling your current home.



# Floor Plan

## Ground Floor

Approx. 81.5 sq. metres (877.0 sq. feet)



Total area: approx. 81.5 sq. metres (877.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

## Plot 15 , Chester Park, Clacton On Sea

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(87-91) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(81-91) <b>A</b>		
	(81-86) <b>B</b>				(81-91) <b>B</b>		
	(69-80) <b>C</b>				(89-90) <b>C</b>		
	(55-68) <b>D</b>				(55-68) <b>D</b>		
	(39-54) <b>E</b>				(39-54) <b>E</b>		
	(21-38) <b>F</b>				(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	