



## Omar Avenue, Clacton-On-Sea

Bespoke and totalling circa 1,000sq.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.

Price £300,000

# 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 16 – Approx. 888 sq. ft.

A beautifully designed fully furnished home offering generous living accommodation throughout. The large kitchen/diner provides excellent entertaining space, while the dual-aspect sitting room creates a bright and welcoming atmosphere.

This plot also benefits from a separate study/home office, making it ideal for flexible living. The principal bedroom includes an en-suite shower room, with a further double bedroom and contemporary family bathroom.

### Features:

Approx. 82.5 sq. metres (888 sq. ft.)

Two bedrooms plus study

Spacious dual-aspect sitting room

Large kitchen/diner

En-suite to principal bedroom

Contemporary neutral décor throughout

Driveway and landscaped grounds

### 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

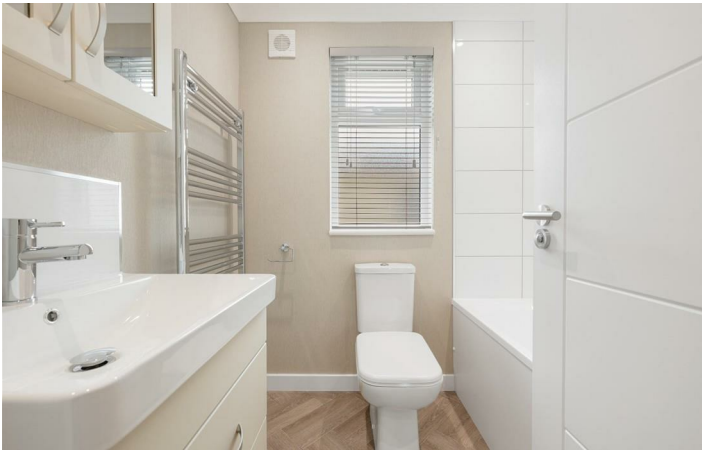
Clacton-on-Sea Golf Club – approximately 2 miles

Martins Farm Country Park – approximately 3 miles

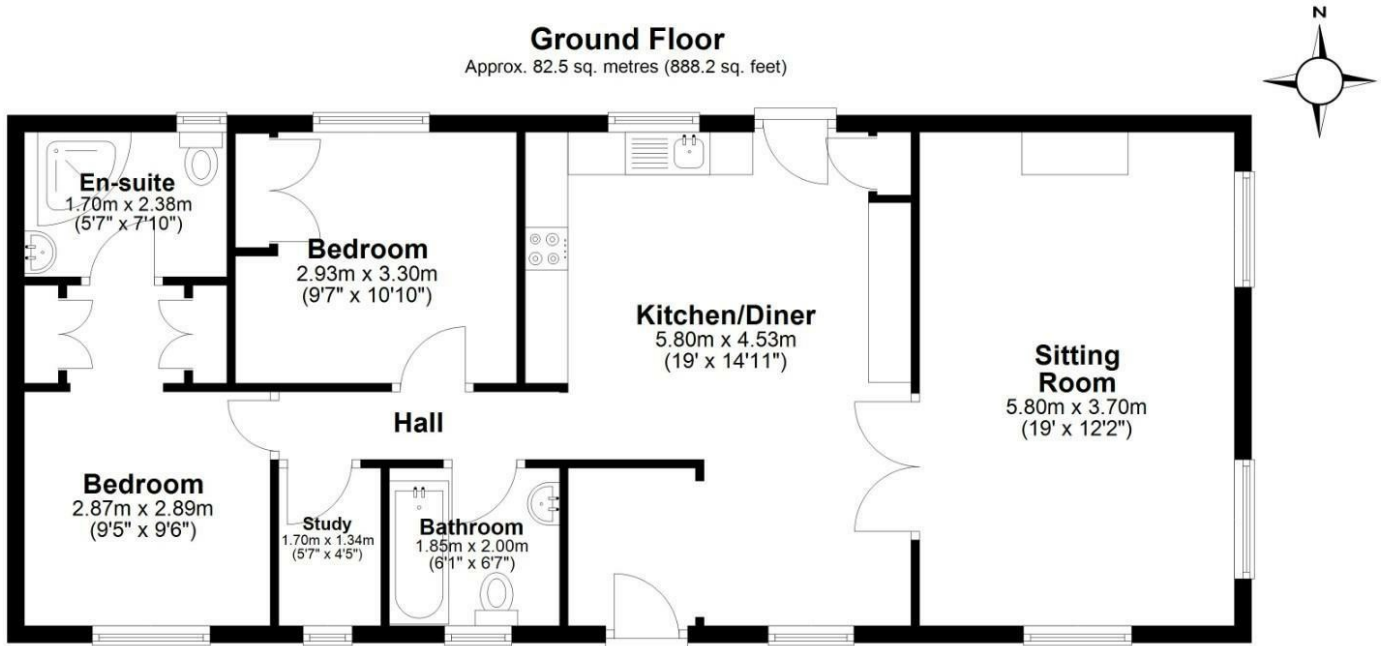
Pubs and restaurants within walking distance

### 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



Total area: approx. 82.5 sq. metres (888.2 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 16 , 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		Environmental Impact (CO <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential		
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	