

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents

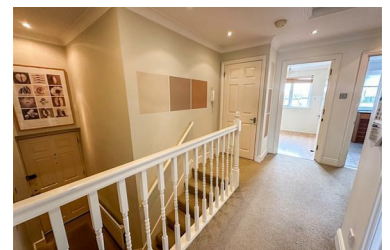


Clearwater Reach, Marine Parade East Clacton-on-sea, CO15 1UJ

Located within one hundred yards of Clacton's sea front, we are pleased to offer for sale this TWO BEDROOM THIRD FLOOR FLAT. The property is conveniently situated within quarter of a mile of Clacton-on-Sea's town centre and mainline railway station. Additional Features include: 14'8 x 10'8 Lounge. Newly Fitted Kitchen. White Bathroom Suite. Fully Double Glazed. Allocated Underground Parking Space. No Onward Chain. Sea Views.

- Two Bedrooms
- 14'8 x 10'2 Lounge
- 9'8 x 9'3 Fitted Kitchen
- Fully Double Glazed
- Electric Heating (n/t)
- Underground Parking Space
- No Onward Chain
- Sea Front Views
- Council Tax Band C
- EPC Rating D

Price £125,000 Leasehold



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Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal glazed wooden entrance door with security inter-com system (not tested) to:

COMMUNAL ENTRANCE HALL

Stair flight leading to all floors with lift to all floors. Private entrance door to:



ENTRANCE HALL

Split level hallway. Electric heater (not tested). Loft access. Built in storage cupboard. Built in airing cupboard housing hot water cylinder (not tested). Doors to:



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KITCHEN

9'8 x 9'3

Fitted with a range of wood effect laminate fronted units. Granite effect rolled edge work surfaces with cupboards and drawers below. Inset single drainer sink unit with mixer taps. Fitted four ring electric hob with built in oven under and fitted extractor fan above (appliances not tested). Further selection of wall mounted units. Plumbing for washing machine. Under counter fridge and freezer spaces. Tiled flooring. Sealed unit double glazed window to rear.



LOUNGE

14'8 x 10'8

Wood laminated flooring. Electric heater (not tested). Two sealed unit double glazed windows to front with sea views across road.



BEDROOM ONE

16'6 x 9'11

Wall mounted electric heater (not tested). Wood laminated flooring. Sealed unit double glazed window to front with sea views across road.



BEDROOM TWO

9'3 x 7'0

Wood laminated flooring. Sealed unit double glazed window to rear.



BATHROOM

Fitted with a white suite. Comprises panelled bath with shower attachment. Frosted glass shower screen. Low level WC. Pedestal wash hand basin. Wall mounted electric heater (not tested). Fitted extractor fan (not tested). Fully tiled walls. Wood laminated flooring.



OUTSIDE

To the rear of the property there is access to an allocated underground parking space (Space Number 8).

UNDERGROUND ALLOCATED PARKING SPACE

CLACTON SEA FRONT

Clearwater Reach is positioned just across the road from Clacton Sea front.



JE 1223

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: C

Length of lease (years remaining): Approx 69 Years Annual ground rent amount (£): £75 Ground rent review period (year/month): Annual service charge amount (£): £1800.00 Service charge review period (year/month):

Any Additional Property Charges: No

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): Yes

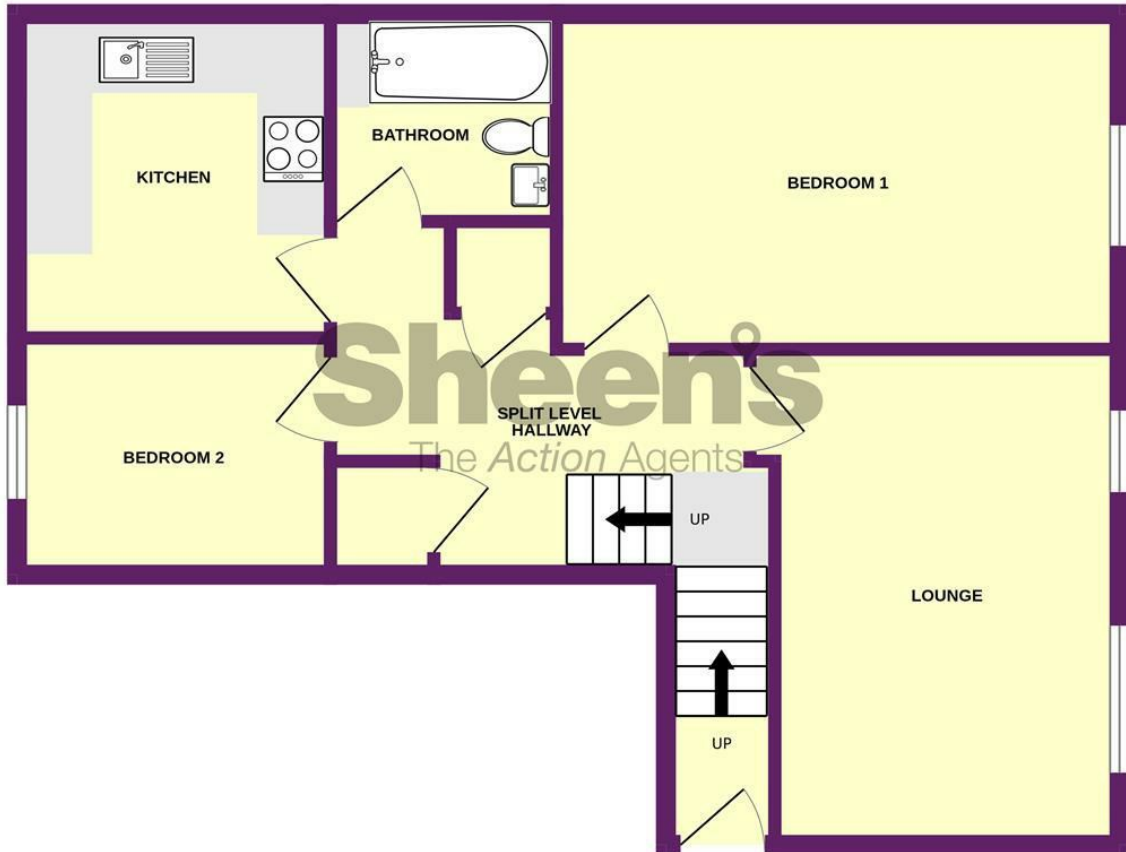
Non-Standard Property Features To Note:

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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