

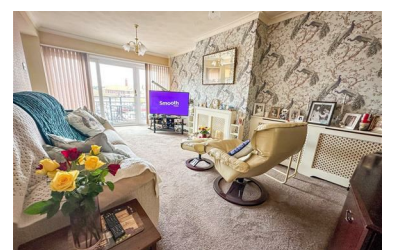


## Tower Road Clacton-On-Sea, CO15 1LF

Situated just 100 metres from Clacton's sea front is this TWO BEDROOM, TWO RECEPTION AREA, FIRST FLOOR FREEHOLD MAISONETTE. Clacton's mainline railway station is around half a mile away with the town centre within quarter of a mile. The property affords sea views across the road from it's own private 10'9 Balcony. An early inspection is advised to appreciate the accommodation on offer.

- Two Bedrooms
- 18'9 x 10'1 Lounge
- 8'5 x 8'4 Dining Room
- 10'9 Balcony
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Partial Sea Views
- 100 Metres To Sea Front
- Close To Amenities
- Council Tax C & EPC Rating D

**Price £170,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE LOBBY

Stair flight to first floor with additional stair flight leading to rear of properties with double glazed door to rear. Further entrance door to:



### ENTRANCE HALLWAY

Loft access with loft ladder (ladder partially boarded with light). Radiator. Doors to:



### BEDROOM ONE

13'1 x 10'11 max

Fitted wardrobes. Radiator. Double glazed window to rear.



## BEDROOM TWO

9'7 x 9'

Radiator. Double glazed window to rear.



## BATHROOM

Fitted with a three piece white suite. Comprises panel bath with wall mounted shower over. Pedestal wash hand basin. Low level W.C. Radiator. Fully tiled walls. Double glazed window to side.



## KITCHEN

8'11 x 8'8

Fitted with a range of laminate fronted units. Comprises laminated rolled edge work surfaces. Cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit with mixer tap. Cooker space with extractor hood above (not tested). Space and plumbing for washing machine. Under counter fridge & freezer space. Tiled splash backs. Double glazed window to side with partial sea views across road. Door to Dining Room.



## VIEWS FROM KITCHEN



## DINING ROOM

8'5 x 8'5

Double glazed windows to front and side with partial sea views across road. Open access to Lounge.



## LOUNGE

18'9 x 10'1

Two radiators. Double glazed sliding patio doors to Balcony.



ALTERNATE VIEW OF LOUNGE



## BALCONY

10'9 x 2'9

Tiled flooring. Metal railings. Partial Sea views across road.



## OUTSIDE -

To the rear of the property there is a small open patio garden.



## CLACTON SEA FRONT

Clacton sea front and gardens are located around 100 metres away.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

## LE 0424

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.

## Particular Disclaimer

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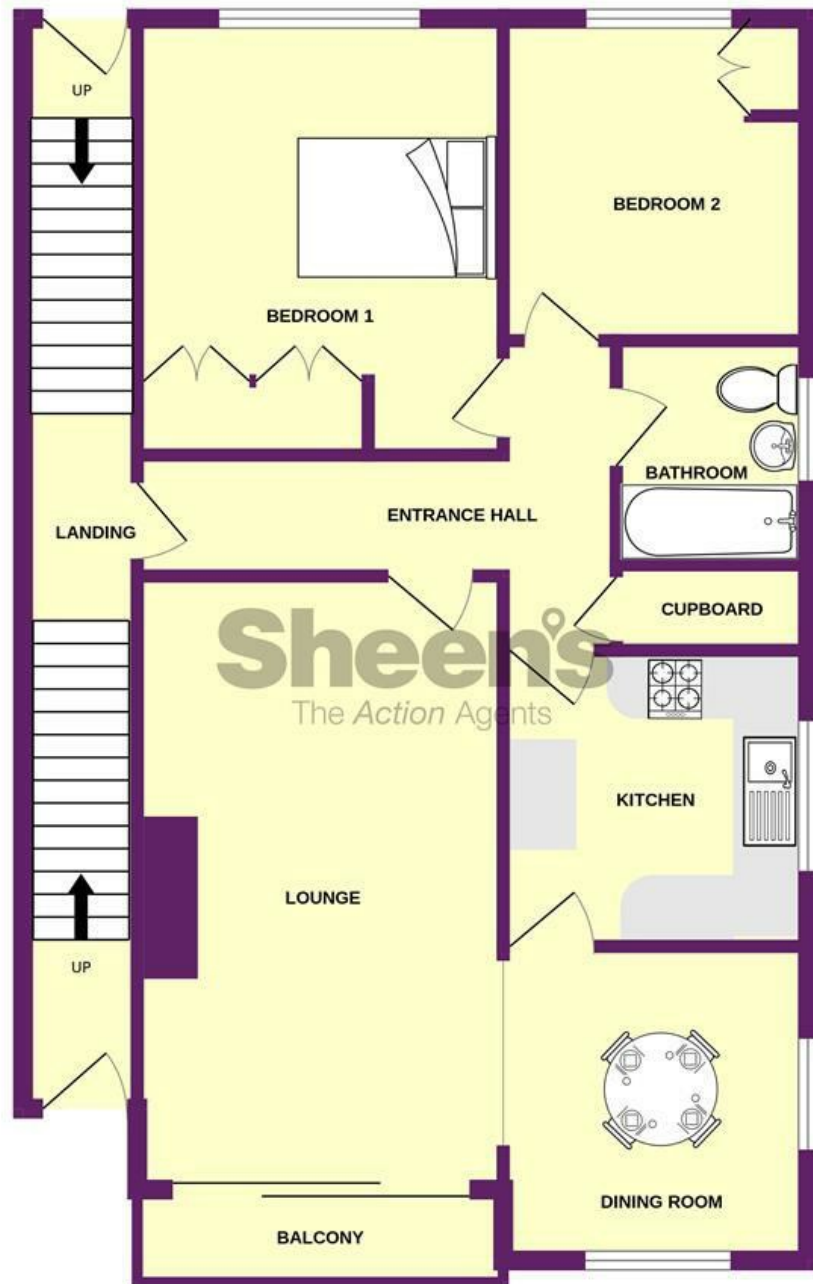
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These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle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



## FIRST 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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**Sheen's**  
The Action Agents

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