



## Beaconsfield Road Clacton-On-Sea, CO15 6BU

Being sold with NO ONWARD CHAIN Sheen's Estate Agents are pleased to offer for sale this TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT and being situated in the popular East of Clacton-on-Sea and within walking distance of Clacton's town centre, seafront and mainline railway station. The property benefits from SPACIOUS LIVING as well as a BEAUTIFUL SHARED REAR GARDEN. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Double Bedrooms
- 15'10 x 15'7 Lounge
- 13'7 x 9'10 Kitchen
- Three Piece Bathroom Suite
- Separate Cloakroom
- Utility Room
- Off Road Parking
- Beautiful Landscaped Garden
- No Onward Chain
- EPC Rating E

**Price £179,995 Leasehold**





## Accommodation Comprises

The accommodation comprises approximate room sizes:

Wooden glazed entrance door to;

### ENTRANCE HALL

Storage cupboard. Radiator. Doors to;



### LOUNGE

15'10 x 15'7

Designer vertical radiator. Stained glass window to side. Wooden glazed French doors leading to garden. Double glazed window to rear. Door to Cloakroom.



## ALTERNATIVE VIEW OF LOUNGE



## CLOAKROOM

Comprises; Low level W.C. Wall mounted hand wash sink basin. Radiator.

## KITCHEN

13'7 x 9'10

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring gas hob with oven under and extractor hood above (not tested). Integrated fridge and freezer. Appliances not tested. Selection of matching wall units with cupboards at both eye and floor level. Part tiled. Storage cupboard housing wall mounted gas combination boiler (not tested). Wall mounted standing radiator. Double glazed window to side. Sliding patio door to;





## UTILITY ROOM

9'10 x 5'3

Comprises; Selection of matching wall units with cupboards and drawers at both eye and floor level. Part tiled. Window to side. Door to;



## LEAN-TO

14'3 x 6'

Space and plumbing for washing machine and tumble dryer. Wooden glazed door leading to rear garden.



## BEDROOM ONE

15'5 x 11'11

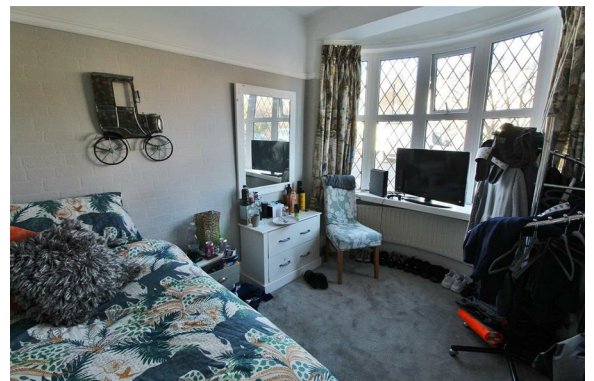
Feature fireplace. Radiator; Double glazed bay window to front.



## BEDROOM TWO

11'8 x 8'8

Radiator. Double glazed bay window to front.



## BATHROOM

Three piece white suite comprising; Low level W.C. Vanity hand wash sink basin. Panelled bath. Part tiled. Radiator. Window to rear.



## OUTSIDE - FRONT

Hard standing area providing off street parking. Side pedestrian access leading to rear.



## OUTSIDE - REAR

South westerly facing shared rear garden. Patio paved area with remainder being laid to lawn and artificial grass area. Enclosed by panelled fencing. Borders filled with shrubs and flower. Side pedestrian access to front.





ALTERNATIVE VIEW OF OUTSIDE - REAR



**BA 0323**

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; £50 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  
Length of lease (years remaining): 102 years  
Annual ground rent amount (£): N/A  
Ground rent review period (year/month): N/A  
Annual service charge amount (£): N/A  
Service charge review period (year/month): N/A

Council Tax Band: A  
Any Additional Property Charges:

Services Connected:  
(Gas): Yes  
(Electricity): Yes  
(Water): Yes  
(Sewerage Type): Mains drainage  
(Telephone & Broadband): TBC  
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.

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

### AGENTS NOTE

The bedrooms are currently let to lodgers at £120 and £140 per week respectively.



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## GROUND 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

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

**Sheen's**  
The Action Agents