



Westbank Court, 1 Nelson Road Clacton-On-Sea, CO15 1LU

This TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE benefits from sea views across the road along with the remainder of a 999 year lease. The property is situated next to it's own private garage and allocated parking space and is located just 80 metres from Clacton's Beach. Clacton's town centre is approximately half a mile away, with the mainline railway station just three quarters of a mile away. An early internal inspection is highly recommended the appreciate the accommodation on offer.

- Two Double Bedrooms
- 18'4 x 11'2 Lounge
- 11'9 x 10'9 Kitchen/Diner
- Fully Double Glazed
- Air Conditioned Source Heat Pump (n/t)
- Garage & Parking
- Sea Views
- Remainder of 999 Year Lease
- No Onward Chain
- EPC Rating D

Price £180,000 Leasehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE PORCH

Double glazed windows to front and sides. Further double glazed entrance door to:

LOUNGE

18'4 x 11'2

Feature ornamental fireplace with inset electric fireplace (not tested). Dual Inverter Heater and Air Conditioner (n/t). Double glazed window to front. Door to Hallway.



ALTERNATE VIEW OF LOUNGE



HALLWAY

Built in storage cupboard. Wall mounted electric radiator. Doors to:

KITCHEN/DINER

11'9 x 10'9

Fitted with a range of wood effect panel fronted units. Laminated square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Space and plumbing for washing machine and cooker. Microwave recess. Tiled splash backs. Recess housing wall mounted Electric Water Boiler with fridge freezer space in front. Dual Inverter Heater and Air Conditioner Double glazed window and door to rear.



ALTERNATE VIEW OF KITCHEN/DINER

BEDROOM ONE

11'1 x 10'11

Double glazed window to front. Dual Inverter Heater and Air Conditioner (n/t).



BEDROOM TWO

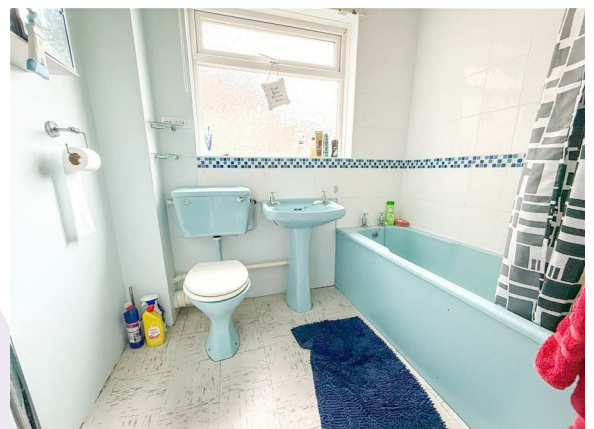
11'9 max x 10'11 max

Double glazed window to rear. Dual Inverter Heater and Air Conditioner (n/t).



BATHROOM

Fitted with a blue colour suite. Panel bath with wall mounted electric shower unit (not tested). Low level W.C. Pedestal wash hand basin. Part tiled walls. Double glazed window to rear.



Westbank Court, 1 Nelson Road, Clacton-On-Sea, CO15 1LU

OUTSIDE - FRONT

Driveway providing off street parking leading to private garage with electric roller door. Side access to:



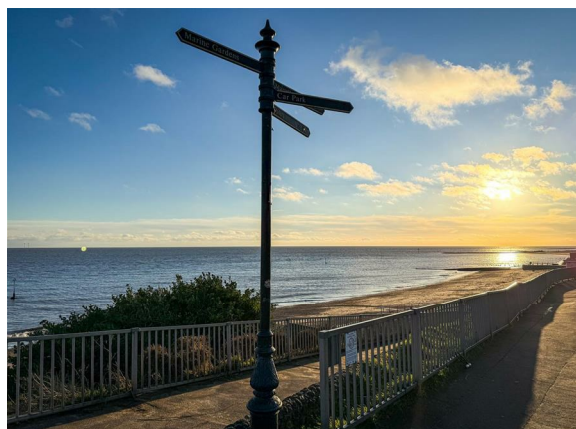
OUTSIDE - REAR

Communal rear gardens being mainly laid to lawn with drying areas.



CLACTON SEA FRONT

Clacton Beach is situated just 80 metres away.



Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band:

Length of lease (years remaining): Annual ground rent amount (£): £25 Ground rent review period (year/month):

Annual service charge amount (£): 455.20 Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

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

Non-Standard Property Features To Note:

JE 1024

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.

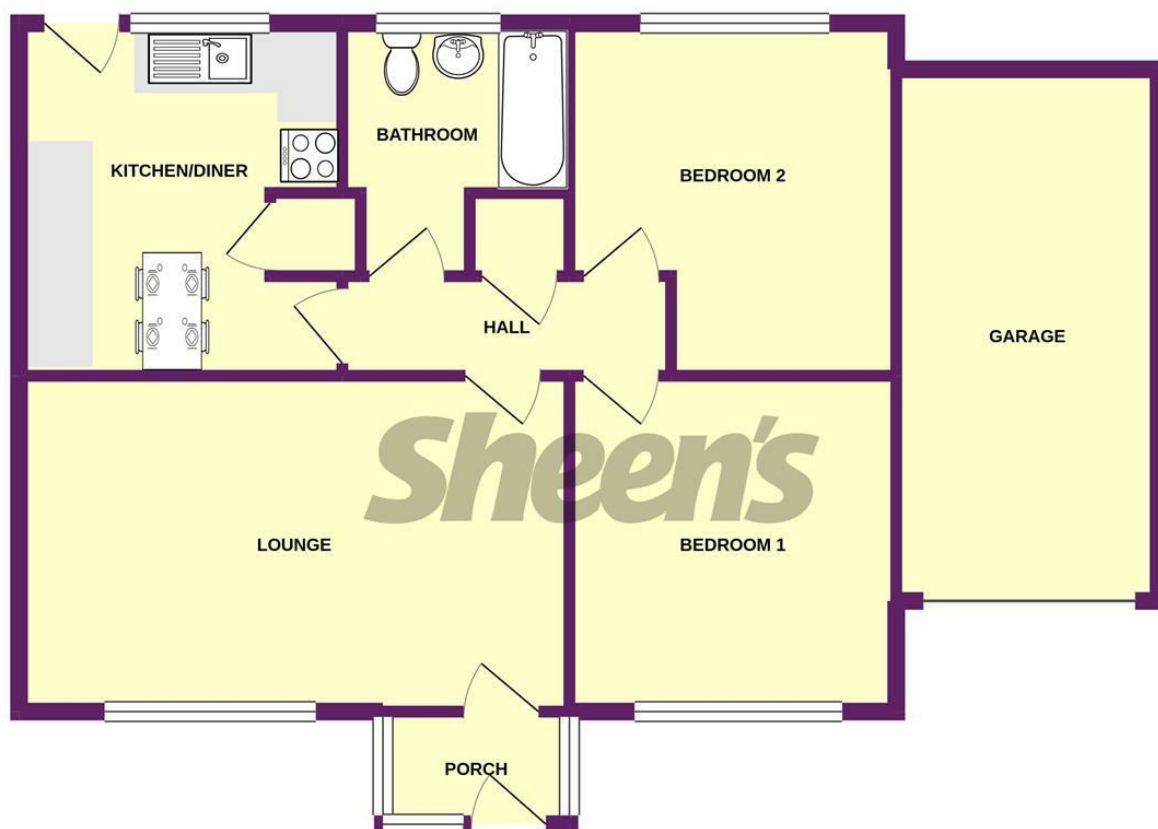
Particular Disclaimer

Westbank Court, 1 Nelson Road, Clacton-On-Sea, CO15 1LU

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.



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.
Made with Metropix ©2020

Selling properties... not promises

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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

Sheen's
The Action Agents

