



Lyon Close Clacton-On-Sea, CO15 6EX

Situated on this popular retirement development in the East of Clacton. Sheen's Estate Agents are pleased to offer for sale this One bedroom mid-terraced retirement bungalow. The property is exclusively for the Over 55's and is located within half a mile of Clacton-on-Sea's Seafront, Town Centre and main railway station.

- 15'6 Max Bedroom
- 18' Max Lounge/Diner
- 7'4 Kitchen
- Modern Shower Room
- Gas Central Heated
- Double Glazed Windows
- Over 55's Retirement Bungalow
- No Onward Chain
- Council Tax Band B
- EPC Rating D



Price £160,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes: Double glazed entrance door to:

ENTRANCE HALLWAY

Radiator. Loft access. Airing cupboard housing hot water cylinder. Further cupboard housing wall mounted gas boiler (not tested). Doors to:

SHOWER ROOM

White suite comprises a low level W.C. Vanity hand wash basin with cupboards and drawers under. Independent shower cubicle with wall mounted shower (not tested). Part tiled walls. Heated towel rail. Double glazed window to front.



BEDROOM

15'6 into wardrobe x 10'1 max

Wall length fitted bedroom furniture. Radiator. Double glazed window to front.



LOUNGE/DINER

18' max x 14' max

Double glazed bay window incorporating double glazed patio doors leading to communal gardens. Two radiators. Open access to kitchen.



KITCHEN

7'4 x 7'3

Comprises laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring gas hob with oven under and extractor hood over (all appliances not tested). Plumbing and space for washing machine and under counter fridge or freezer. Selection of matching cupboards and draws at both eye and floor level. Tiled splashbacks. Double glazed window to rear.



OUTSIDE

Communal gardens being mainly laid to lawn with a small patio area.



OUTSIDE FRONT

Communal gardens and parking.

Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: B 2025/2025 £1424.94

Length of lease (years remaining): 91 Annual ground rent amount (£): Ground rent review period (year/month):

Annual service charge amount (£): £1,737.69 (including ground rent) Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: Over 55's

LE 0725

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

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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.



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

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