



## Coppins Road Clacton-On-Sea, CO15 3LE

Sheens Estate Agents are pleased to offer for sale this ONE BEDROOM GROUND FLOOR MAISONETTE beautifully presented and benefiting from outside garden space. Clacton-on-Sea's town centre, sea front and mainline railway station are located approximately one mile away. An internal inspection is highly advised to appreciate the accommodation on offer.

- 13'2 x 8' Bedroom
- 15' into bay x 11'2 Lounge
- 10'9 x 6'2 Kitchen
- 8'4 x 7'2 Utility Room
- Bathroom
- Outside Garden Space
- Gas Central Heating (n/t)
- 148 Year Lease
- Council Tax Band A
- EPC Rating E

**Price £130,000 Leasehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to entrance lobby.

### ENTRANCE LOBBY

Door to:

### LOUNGE

15 into bay x 11'2

Radiator. Under stairs storage cupboard. Double glazed bay window to front. Door to:





## KITCHEN

10'9 x 6'2

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset four ring electric hob with oven under and extractor hood above (not tested). Inset single drainer stainless steel sink unit with stainless steel mixer tap. Selection of matching wall units with cupboards and drawers at both eye and floor level. Tiled splashbacks. Double glazed window to side. Door to:



## UTILITY ROOM

8'4 x 7'2

Fitted units with rolled edge laminate work tops with space and plumbing under for washing machine. Selection of matching wall units with cupboards and drawers at both eye and floor level. Wall mounted gas combination boiler (not tested). Space for fridge freezer. Radiator. UPVC Double glazed side door leading to the outside rear. Door to:



## BATHROOM

7'5 x 7'5

Three piece white suite comprising low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath with wall mounted shower head attachment above. Heated towel rail. Double glazed window to rear.



## BEDROOM

13'2 x 8'

Radiator. Double glazed window to rear.



## OUTSIDE FRONT

Laid to lawn area with paved path leading to Front Entrance.



## OUTSIDE REAR

Wrap around garden being mainly laid to lawn with an additional decked area.



## Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council

Council Tax Band: A

Payable - 2025/2026: £1424.94 Per Annum

Length of lease (years remaining): 148

Annual ground rent amount (£): £40.00

Annual service charge amount (£): £250.00

Any Additional Property Charges: Any work required externally are split with the other flats as and when work is required

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Sewerage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.

## BA 12/25

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](http://www.sheens.co.uk).

## 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

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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