



**The Grand Marine Parade East, Clacton-On-Sea CO15 6JT**

**welcome to**

**The Grand Marine Parade East, Clacton-On-Sea**

Top Floor penthouse apartment, with sea views, located in "The Grand". Live in this beautiful historical building on Clacton On Sea seafront with generously sized rooms and no onward chain.





### Entrance Hall

### Lounge

18' 2" x 11' 6" ( 5.54m x 3.51m )

### Kitchen/Diner

13' x 12' ( 3.96m x 3.66m )

### Bedroom 1

18' 4" x 11' ( 5.59m x 3.35m )

### Ensuite

10' 3" x 7' 9" ( 3.12m x 2.36m )

### Bedroom 2

11' 9" x 11' 9" ( 3.58m x 3.58m )

### Bathroom

### Basement Storage Room

13' x 12' ( 3.96m x 3.66m )

### Front Garden

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## The Grand Marine Parade East, Clacton-On-Sea

- Seafront
- Two Bedrooms
- En Suite
- Kitchen Diner
- Top Floor

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CTS309105 - 0002

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