



Branston Court, Coppins Road Clacton-on-Sea, CO15 3LE

Sheens Estate Agents are pleased to offer for sale this ONE BEDROOM FIRST FLOOR LEASEHOLD MAISONETTE. The maisonette benefits from being offered with NO ONWARD CHAIN. The maisonette is located a mere 0.7 miles from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. The maisonette is positioned approximately 1 mile from West Clacton's regenerated beaches and seafront. An internal inspection is advised.

- Bedroom 10'5 x 8'
- Lounge/Kitchen 14'11 x 14'6
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- First Floor Flat
- Leasehold
- No Onward Chain
- Council Tax Band A
- EPC Rating D



Price £105,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to:

ENTRANCE HALL

Stair flight to first floor. Built in Cupboard. Radiator. Loft access. Single glazed window to side. Door to:

LOUNGE/KITCHEN

14'11 x 14'6 max

Built in fireplace. Radiator. Single glazed window to front and side.

Fitted kitchen suite comprising: Wood effect rolled edge work surfaces with white wall mounted cabinets with cupboards and drawers below. Inset single drainer ceramic sink unit with stainless steel mixer tap. Cupboard housing gas combination boiler. Extractor hood. (All appliances not tested). Space for cooker. Space and plumbing for washing machine. Tiled splash backs.



BEDROOM

10'5 x 8'0

Radiator. Double glazed window to rear.



BATHROOM

6'1 x 4'0

Three piece suite comprising: Low level W.C. Pedestal wash hand sink basin. Panelled bath. Radiator. Double glazed window to rear. Partly tiled walls.



OUTSIDE

Paved patio pathway leading to front door with the remainder being laid to lawn.



Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band; A Payable 2026/2027 £1483.98 Per Annum

Length of lease (years remaining): 62 Annual ground rent amount (£): 55 Ground rent review period (year/month): Yearly Annual service charge amount (£): 518.58 Service charge review period (year/month): Yearly

Any Additional Property Charges:

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

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.

08/26

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

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

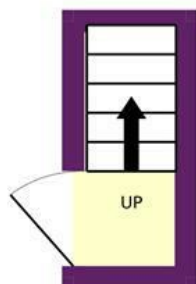
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DRAFT DETAILS - NOT YET APPROVED BY VENDOR

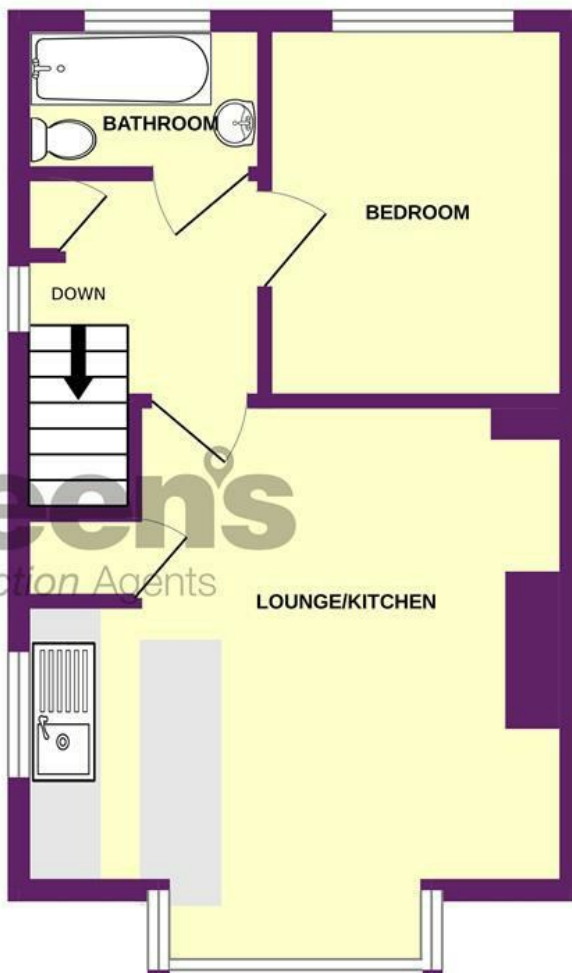


GROUND FLOOR
20 sq.ft. (1.8 sq.m.) approx.

FIRST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



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TOTAL FLOOR AREA : 357 sq.ft. (33.1 sq.m.) approx.

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

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