

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## Chapman Road East Clacton, CO15 6PT

A rare opportunity to acquire this DETACHED, select block of TWO x TWO BEDROOM purpose-built maisonettes, comprising one ground floor and one first floor apartment, both offered NO ONWARD CHAIN.

Each property is leasehold, with the ground floor flat currently holding the Freehold for the building, presenting an attractive investment structure. Both maisonettes benefit from their own garage, and small open garden spaces.

Ideally situated on the edge of the town centre in the highly sought-after East Clacton area, the block is just 150 metres from Clacton-on-Sea main line railway station, providing direct rail links to London Liverpool Street. The beautiful Clacton Beach and seafront are only 500 metres away, offering an ideal coastal setting.

The properties provide versatile and well-proportioned accommodation, making them suitable for a range of purchasers — from investors seeking long-term rental or holiday let opportunities, to families requiring multi-generational living arrangements within the same building. Early viewing is strongly advised to fully appreciate both the accommodation and the investment potential on offer.

- 2 x Two Bedroom Maisonettes
- Leasehold - (include Freehold Of Building)
- Allocated Garages
- Outside Communal and Garden Spaces
- Gas Central Heating (n/t)
- Fully Double Glazed
- 150 Metres to Station - 500 Metres to Beach
- Ideal Investment Opportunity
- No Onward Chain
- EPC Ratings TBC & Council Tax's B



**Price £330,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### GROUND FLOOR FLAT

Double glazed entrance door to:



### ENTRANCE HALLWAY

Built in storage cupboard. Built in airing cupboard. Wood effect flooring. Radiator. Doors to:

### LOUNGE

16'11 x 10'4

Wood effect flooring. Radiator. Double glazed window to front.



## KITCHEN

10'10 x 9' plus door recess

Fitted with a range of grey fronted units. Laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Single drainer stainless steel sink unit with mixer tap. Cooker space. Fridge/freezer space. Space and plumbing for washing machine. Wall mounted gas boiler (not tested). Tiled splash backs. Wood effect flooring. Double glazed window and double glazed door leading to rear.



## BEDROOM ONE

15'3 x 10'4

Radiator. Double glazed window to rear.



## BEDROOM TWO

10'3 x 7'2

Radiator. Double glazed window to front.



## BATHROOM

9' x 7'9 nar 5'5

Fitted with a modern three piece white suite, Comprises panel bath with mixer tap and shower attachment. Glazed shower screen. Vanity wash hand basin with grey gloss storage drawers below. Low level W.C. Part tiled walls. Tiled flooring. Radiator. Double glazed window to side.



## OUTSIDE -

To the rear of the property is an open plan shingled patio area. Additional shared hardstanding area currently being used for communal parking. The garage included with the ground floor flat is the garage on the left which has an up and over door. Side Part glazed lean-to/potting shed.



## GARAGE IN BLOCK

Garage with up and over door.



## FIRST FLOOR FLAT

Double glazed entrance door to:



## ENTRANCE LOBBY

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ENTRANCE HALLWAY



## LOUNGE

16'11 x 10'5

Feature fireplace with electric fire (not tested). Radiator. Double glazed window to front.



## KITCHEN

10'10 x 9

Fitted with a range of wood effect laminate fronted units. Comprises laminated square edge wood effect work surfaces with cupboards and drawers below. Range of matching wall mounted units. Single drainer white ceramic sink unit. Cooker space. Fridge/freezer space. Space and plumbing for washing machine. Wall mounted gas boiler (not tested). Double glazed window to rear.



## BEDROOM ONE

15'3 x 10'4

Radiator. Double glazed window to rear.



## BEDROOM TWO

10'4 x 7'5

Radiator. Double glazed window to front.



## BATHROOM

9' x 7'9 nar 5'5

Fitted with a three piece turquoise colour suite, Comprises panel bath with wall mounted shower over. Pedestal wash hand basin. Low level W.C. Part tiled walls. wood effect flooring. Radiator. Double glazed window to side.



## OUTSIDE

To the rear of the property is shared hardstanding area currently being used as communal parking. The garage included with the first floor flat is the garage on the right which has an up and over door. To the right of this there is a hardstanding area allocated to the flat. We understand from the seller that the front small lawned garden is also used by the first floor flat.



## CLACTON SEA FRONT

Clacton-on-Sea's regenerated beaches and sea front are positioned around 500 metres away.



## FREEHOLD OF BUILDING

The Freehold of the building is included within the ground floor leasehold apartment which gives control to yourself for any future lease extension etc (subject to legal and Land Registry Fees).



### Material Information (Leasehold Property)

Tenure: Leasehold (Includes sale of Freehold of the building)

Council Tax: Tendring District Council; Council Tax Band Each Maisonette is Band B ; Payable 2025/2026  
£1662.43 Per Annum each flat

Length of lease (years remaining): F/F has 947 G/F has 47 Annual ground rent amount (£):£25 Ground rent review period (year/month): n/a Annual service charge amount (£): Maintenance just split 50/50 on an as and when needed basis. Service charge review period (year/month): Yearly - depending on Costs

Any Additional Property Charges: Buildings Insurance split between the two flats 50/50

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:Freehold of building included with the sale of the leasehold maisonette.

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.

### JE 0226

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.

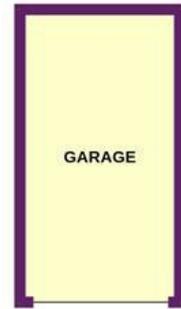
### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

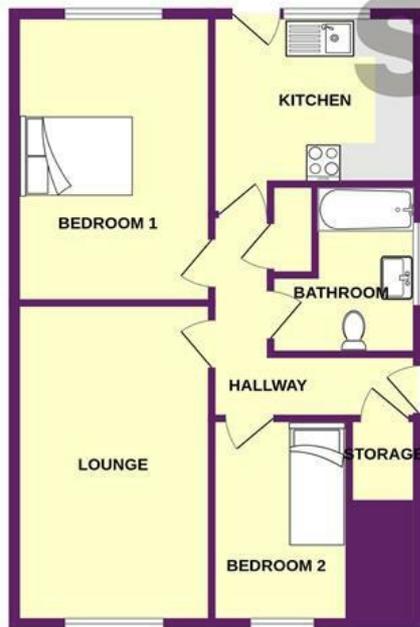
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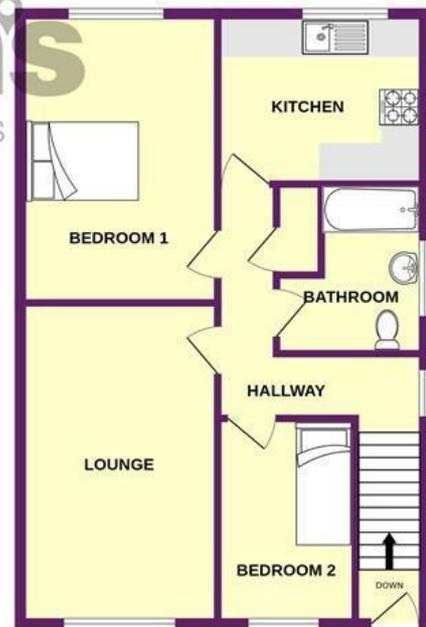
GROUND FLOOR FLAT



FIRST FLOOR FLAT



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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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