

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents



## Chapman Road East Clacton, CO15 6PT

Offered with NO ONWARD CHAIN, situated on the edge of the town centre in the highly sought-after East Clacton area, is this spacious TWO BEDROOM GROUND FLOOR MAISONETTE.

Perfectly positioned just 150 metres from Clacton-on-Sea railway station, offering direct rail links to London Liverpool Street, this property is ideal for commuters and those seeking excellent transport connections. In addition, the beautiful Clacton Beach and seafront are only 500 metres away, providing the perfect setting to enjoy coastal living.

The property offers purpose-built, ground floor accommodation with a spacious layout designed for comfortable and practical living. A rare and valuable benefit is that this leasehold flat includes the freehold of the building within the sale, offering added security and long-term investment appeal.

With its prime location, generous proportions, and practical features, this maisonette presents a fantastic opportunity for buyers looking to embrace the coastal lifestyle while remaining close to town centre amenities and transport links.

- Two Bedrooms
- 16'11 x 10'4 Lounge
- 10'10 x 9' Kitchen
- 9' max. Modern Three Piece Bathroom
- Gas Central Heating (n/t)
- Fully Double Glazed
- Garage In Block
- Leasehold Flat (Includes Freehold of Building)
- No Onward Chain
- EPC Rating TBC & Council Tax B



**Price £170,000 Leasehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

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.



## 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 B ; Payable 2025/2026 £1662.43 Per Annum

Length of lease (years remaining): 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: No

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.

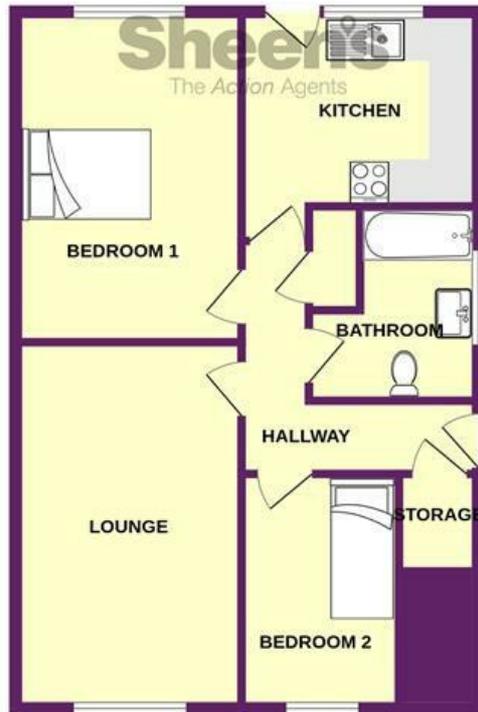
### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR





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.  
Made with Metropix ©2025

## 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