



BLAKE &
THICKBROOM



Lyon Close, Clacton on Sea CO15 6EX

£200,000

Offered with **no onward chain**, this well-maintained two-bedroom home in Lyon Close is ideally situated within easy reach of the seafront and town centre, providing a comfortable and convenient lifestyle for those seeking retirement living.

The property features a bright and inviting **14'2 Lounge Diner**, perfect for relaxation and everyday meals. The functional kitchen measures **3.12m x 1.7m (10'3" x 5'7")**, offering practical space for culinary pursuits. Accommodation includes two well-proportioned bedrooms, with the principal bedroom enjoying dimensions of **4.47m x 2.84m (14'8" x 9'4")** and the second bedroom at **2.79m x 2.74m (9'2" x 9'0")**. A modern shower room, measuring **2.06m x 1.7m (6'9" x 5'7")**, completes the internal layout. The home benefits from double glazing and a gas heating system for year-round comfort.

Externally, residents can enjoy well-maintained **communal gardens** featuring manicured lawned areas with attractive shrubbery borders and beds, providing pleasant outdoor spaces. Convenient communal parking is also available.

Lyon Close offers a desirable location with excellent access to local amenities and the vibrant atmosphere of Clacton-on-Sea's seafront and town centre.

An internal viewing is highly recommended to fully appreciate the appeal of this property.

Lounge Diner - 4.32m x 3.86m (14'2" x 12'8")

Kitchen - 3.12m x 1.7m (10'3" x 5'7")

Bedroom One - 4.47m x 2.84m (14'8" x 9'4")

Bedroom Two - 2.79m x 2.74m (9'2" x 9'0")

Shower Room - 2.06m x 1.7m (6'9" x 5'7")

Communal Gardens - Well kept lawned areas with shrubbery borders and beds. Communal parking

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/buyers via a third party company who undertake our Anti Money Laundering checks.

Property Type: Terraced Bungalow

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- Retirement Living
- 14'8 Bedroom 1
- 9'2 Bedroom 2
- 14'2 Lounge Diner
- Modern Shower Room
- Gas Heating System
- Double Glazing
- Communal Gardens and Parking
- Close To Seafront and Town Centre
- No Onward Chain

Material information for this property.
Tenure is Leasehold Balance of a 125 year lease granted in 1991.
Council Tax Band B.
EPC Rating C.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - Yes the current service charge is £1560 per annum. The Ground rent charge is £109 per annum.
Non standard properties features to note - You must be at least 55 years of age to live on this development.





