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

Lyon Close
East Clacton, CO15 6EX

Located on this popular retirement complex for the over 55's is this TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is located within half a mile of the seafront and within one mile of Clacton's town centre, mainline railway station and seafront.

- Two Bedrooms
- 16'1 Lounge
- 8' Dining Area
- Fitted Kitchen
- Gas Central Heating (n/t)
- Double Glazed
- Communal Gardens
- No Onward Chain
- Council Tax Band B
- EPC Rating D

Price £189,950 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE PORCH

Wood effect flooring, Radiator. Multi-panelled glazed door to;

LOUNGE

16'1 into bay x 12'2 max

Radiator. Double glazed bay window to front. Door to Hallway. Open access to;

DINING AREA

7'7 x 7'2

Radiator. Archway to Kitchen.

KTICHEN

7'7 x 7'7 nar 5'8

Fitted with a range of white grove panelled laminated fronted units comprises laminated rolled edge work surfaces with cupboards and drawers below. Inset single drainer stainless steel sink unit with mixer tap. Tall fridge freezer space. Space and plumbing for washing machine. Cooker space with fitted extractor hood above (not tested). Tiled splash backs. Double glazed window to front.

HALLWAY

Built in storage cupboard housing wall mounted gas boiler (not tested). Loft access. Doors to;

BEDROOM ONE

11'4 x 10'6

Fitted wardrobes. Radiator. Double glazed window to rear.

BEDROOM TWO

10'6 x 8'78

Fitted wardrobes. Cupboards over bed space. Built in airing cupboard. Double glazed double doors opening on to private patio area and communal lawned garden.

SHOWER ROOM

White suite comprising of walk in shower with wall mounted electric shower (n/t). Low level WC. Pedestal hand wash basin. Heated towel rail. Fully tiled walls. Double glazed window.

OUTSIDE

The property benefits from communal parking spaces. Communal lawned gardens. Private patio area from the second bedroom. We understand from the vendor that they have access to a shared timber storage shed.

EAST CLACTON BEACHES

The property is located approx. 550m from East Clacton beach and seafront.

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ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: B
Length of lease (years remaining): 92 years Annual ground rent amount (£): Ground rent review period (year/month): TBC Annual service charge amount (£): £1,848.00 Service charge review period (year/month): TBC

Any Additional Property Charges:

Services Connected:
(Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains drainage (Telephone & Broadband): TBC

Non-Standard Property Features To Note:

Lease Disclaimer

It is up to any interested party to satisfy themselves of the lease details with their legal representative before entering into a contractual agreement.

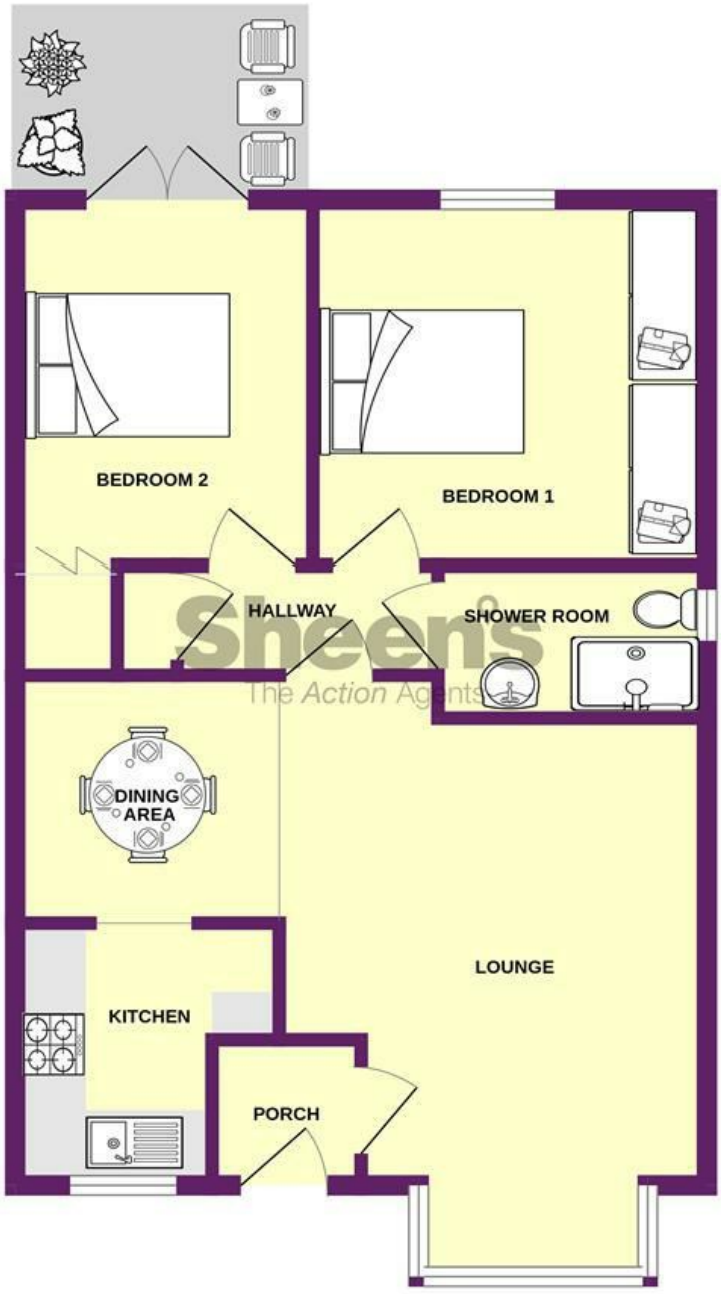
Particular Disclaimer

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.
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Selling properties... not promises

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