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Sheen's
The *Action* Agents



Blenheim Court, Blenheim Road
Clacton-On-Sea, CO15 1DW

Located in the prestigious 'Royals' area of the Essex coastal town of Clacton-on-Sea is this FREEHOLD TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE. The property benefits from an allocated lawned rear garden, Allocated Front Garden and it's own garage in block. Clacton-on-Sea's mainline railway station is located within three quarters of a mile with the beaches and town centre within half a mile. An early viewing is advised to appreciate the accommodation on offer.

- Two Double Bedrooms
- 15'11 x 12'10 Lounge
- 10'10 x 7'11 Fitted Kitchen
- Gas Central Heating (Fitted 2026)
- Fully Double Glazed
- Freehold
- Garage In Block
- Allocated Front + Rear Gardens
- Viewing Advised
- EPC Rating D & Council Tax B







Price £160,000 Freehold

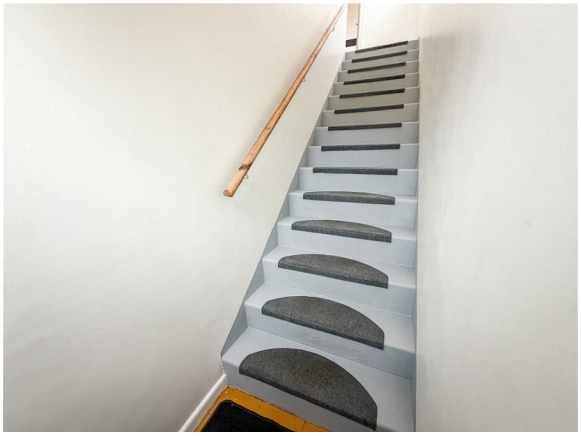
Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE LOBBY

Stair flight to first floor opening onto Hallway



HALLWAY

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



LOUNGE

15'11 x 12'10

Feature fire surround. Wood effect flooring. Radiator. Double glazed window to rear.







KITCHEN

10'10 x 7'11

Fitted with a modern kitchen. Comprises white gloss laminate fronted units. Laminated rolled edge work surfaces with cupboards. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Fridge/Freezer space. Cooker space. Space and plumbing for washing machine, dishwasher and tumble dryer. Breakfast bar. Tiled splash backs. Tiled effect flooring. Wall mounted gas combination boiler (Fitted 2026). Double glazed window to rear.





BEDROOM ONE

14'7 x 10'9

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



BEDROOM TWO

10'8 x 10'7

Two Built in storage cupboards. Wood effect flooring. Radiator. Double glazed window to front.



BATHROOM

Fitted with a white suite. Comprises panel bath with shower unit over. Low level W.C. Part tiled walls. Radiator. Double glazed window to side.



OUTSIDE FRONT

Allocated front garden which is mainly laid to lawn. Side access leading to rear garden.





GARAGE IN BLOCK

Up and over door.



OUTSIDE REAR

Allocated rear garden which is mainly laid to lawn. Enclosed by fencing.





Material Information (Freehold Property)

Tenure: Freehold
Council Tax Band: B
Any Additional Property Charges: No

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): TBC
Non-Standard Property Features To Note: Freehold Maisonette (Please be aware most lenders will not lend on a Freehold Flat)

JE 0826

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.

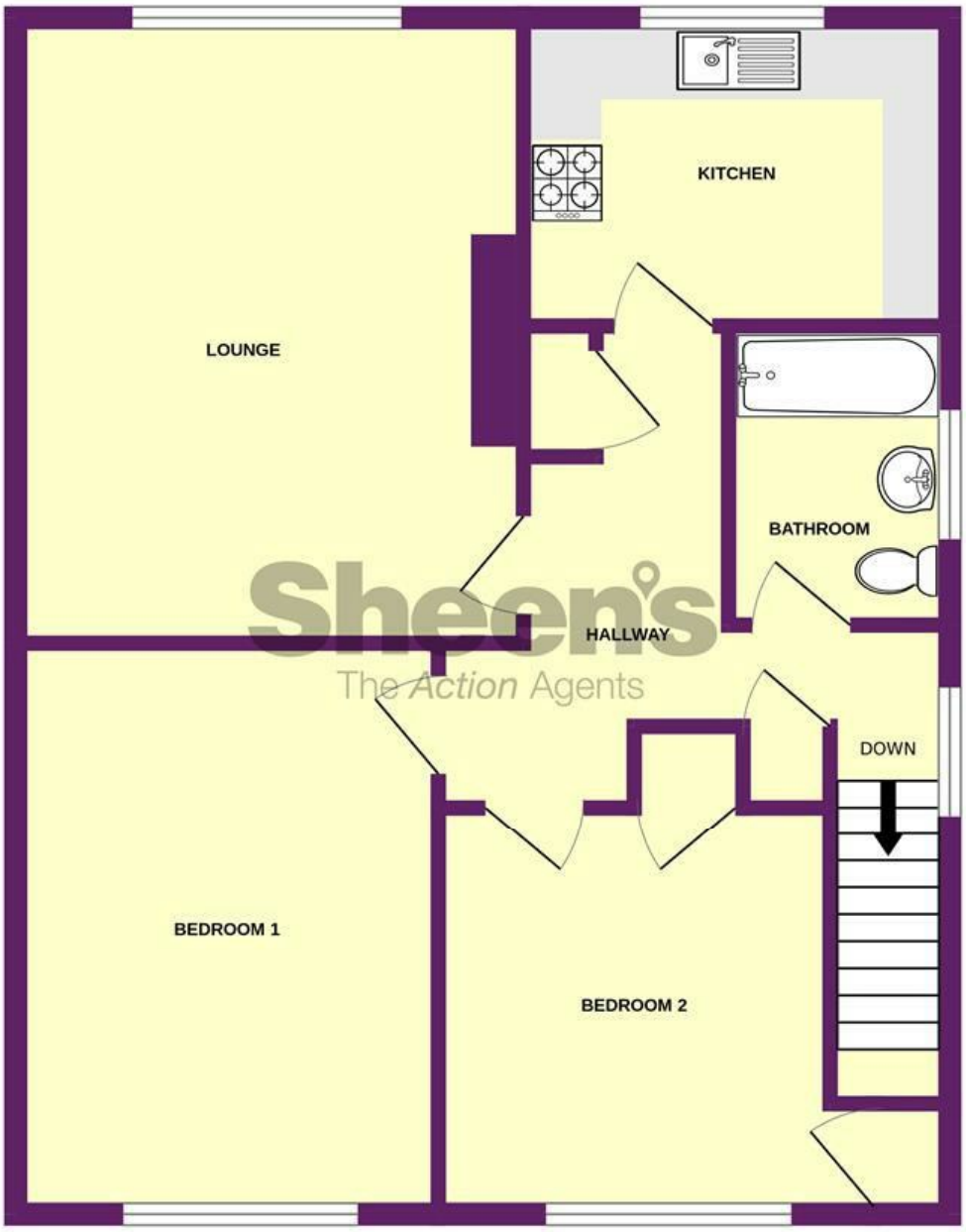
Particular Disclaimer

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

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

1ST 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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