



Penfold Road Clacton-On-Sea, CO15 1JN

Located just 200 metres from Clacton Beach is this TWO BEDROOM FIRST FLOOR FREEHOLD FLAT. The property is offered with NO ONWARD CHAIN and with its close proximity to the town centre, mainline railway station and pier would make an ideal holiday property or home near the coast. An early viewing is advised to appreciate the accommodation on offer.

- Two Bedrooms
- 12'10 x 11'9 Lounge
- 9'9 x 8'6 Kitchen
- White Bathroom Suite
- Gas Central Heating (n/t)
- Front Balcony
- 200 Metres To Beach
- No Onward Chain
- Council Tax Band A
- EPC Rating C



Price £125,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed communal entrance door to Communal Entrance Hallway with stairflight to all floors. Private entrance door to:

ENTRANCE HALLWAY

Exposed wooden floor boards. Two built in storage cupboard. Dado rail. Radiator. Doors to:

LOUNGE

12'10 max x 11'10

Exposed wooden floor boards. Ornamental fire surround. Radiator. Picture rail. Double glazed bay window to front.



KITCHEN

9'10 x 8'6

Fitted with a range of white gloss laminate fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Cooker space. Under counter fridge & freezer spaces. Tiled effect flooring, Tiled splash backs. Radiator. Double glazed window to side. Double glazed door to rear leading to metal staircase with outside access to ground floor.



UTILITY ROOM

4'11 x 2'10

Laminated rolled edge work top with space below for washing machine. Wall mounted combination gas boiler fitted in 2024 (n/t). Double glazed window to side.



BEDROOM ONE

11'11 x 10'8

Ornamental cast iron fireplace. Picture rail. Double glazed window to rear. Radiator.



BEDROOM TWO

11'11 x 6'3

Radiator. Double glazed window to side.



BATHROOM

Fitted with a white suite. Comprises panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Tiled effect flooring. Tiled splash backs. Heated towel rail. Double glazed window to rear.



STUDY

'L' shaped lobby. Exposed wooden flooring. Double glazed door leading onto Balcony

BALCONY

Enclosed by wooden railings.



OUTSIDE

The property has front access via communal entrance door and hallways as well as private rear access via shared metal stair case.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band A ; Payable 2025/2026 £1424.94 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Yes (Telephone & Broadband):
For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: Freehold flat so may be difficult to obtain a mortgage.

Particular Disclaimer

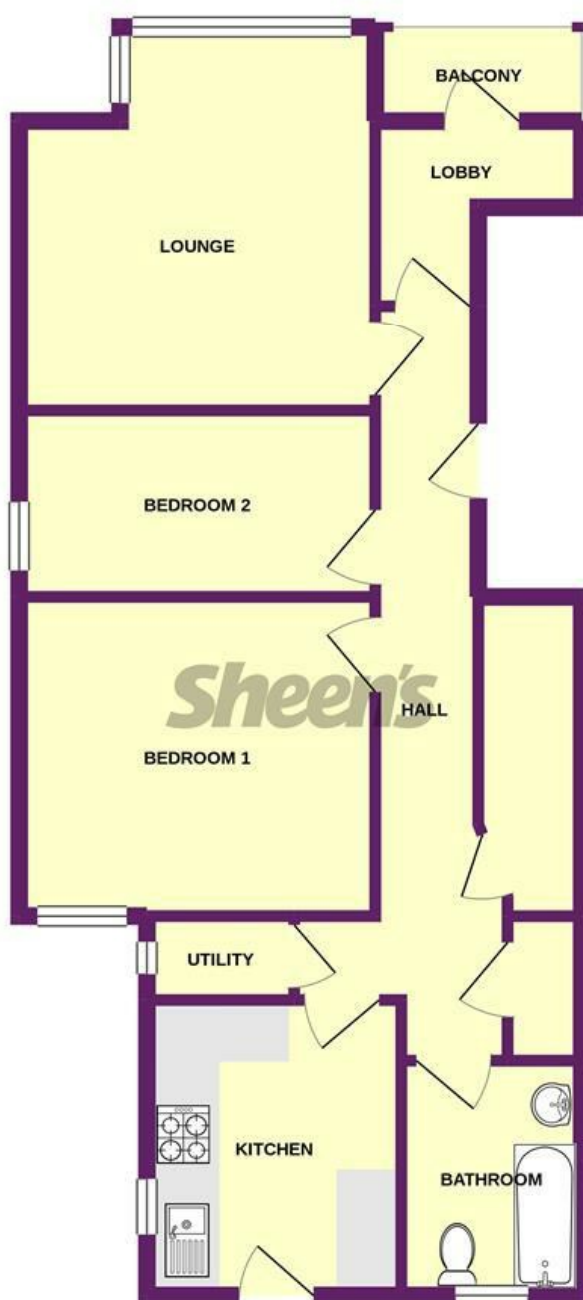
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

BA 0725

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REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

FIRST 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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