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Sheen's
The *Action* Agents



Harold Road
East Clacton, CO15 6AJ

A rare and exciting opportunity to acquire this FREEHOLD DETACHED CONVERTED CHAPEL, which offers open plan living space including TWO DOUBLE BEDROOMS and some of its original features including stained glass leaded light windows and exposed beams and stonework. Located in the popular East Clacton area just 200 metres from the sea front and just over quarter of a mile from the mainline railway station with its direct links to London Liverpool Street. The property is in need of renovations throughout and an early viewing is advised to appreciate this unique accommodation opportunity to make your own.

- Freehold Converted Chapel
- Two Double Bedrooms
- Open Plan Living Space
- Many Original Features
- Renovation Required
- Front & Side Gardens
- Gated Off Road Parking
- Just 200 Metres from Sea Front
- No Onward Chain
- EPC Rating E & Council Tax D







Offers In Excess Of £150,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Sealed unit double glazed entrance door to:

ENTRANCE HALLWAY





13'10 max x 6'6 max

Feature leaded light and stain glass tall chapel windows to front. Built in cupboard housing gas boiler (please note the gas boiler is not connected and is assumed to need full replacement). Part parquet flooring in need of renovations. Decorative stone work. Double wooden access door to: Open plan living space.

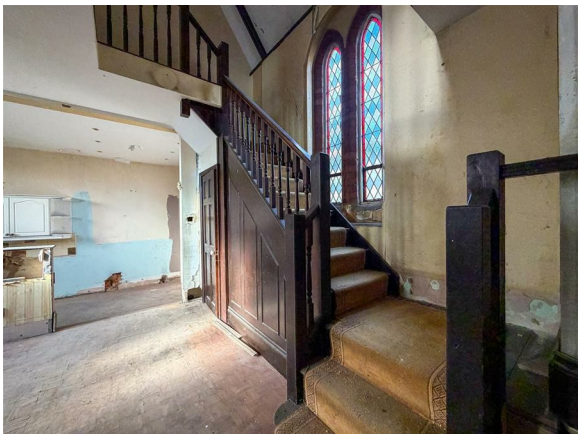
(OPEN PLAN LIVING SPACE)



LOUNGE

20'7 max x 19'0 narrowing to 13'10

Part laid to parquet flooring in need of renovation. Stair flight to first floor with built in under stair storage cupboard. Radiator. Feature leaded light and stained glass tall chapel windows to either side. Feature stone work including stone columns. Open access and steps down to Kitchen/Diner.





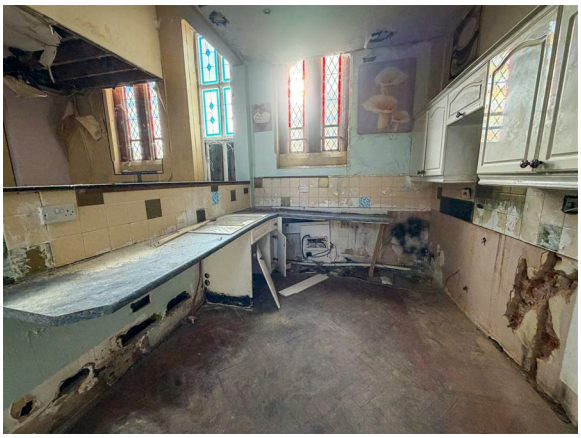
ALTERNATE VIEW OF LIVING SPACE



KITCHEN/DINER

18'10 x 8'9

Kitchen is in need of complete renovation. Currently has some fitted kitchen units with work surfaces. Sink not connected. Under the kitchen counters is the electric consumer unit which we assume is in need of full replacement along with potential rewiring the property. (Please note, no electrical reports have been undertaken). Part laid to Herringbone wood panel flooring. Feature leaded light and stain glass tall chapel windows to either side.



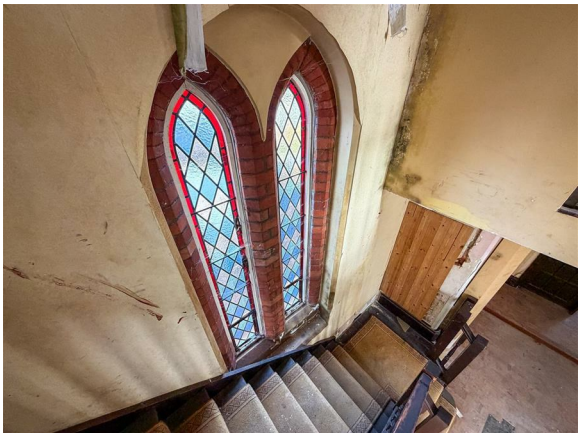




FIRST FLOOR LANDING

Vaulted ceilings with exposed beams and feature arched stone work. Galleried landing. Built in storage cupboard. Doors and access to Bedrooms and Bathroom.









BEDROOM ONE

14'1 max x 13'10 max narrowing to 5'10

Vaulted ceiling with exposed beams. Two Velux windows. Feature floor level leaded light and stain glass chapel style windows to sides and front. Floor level leaded and stain glass effect double glazed window to front. Loft access. Feature exposed stone archway.

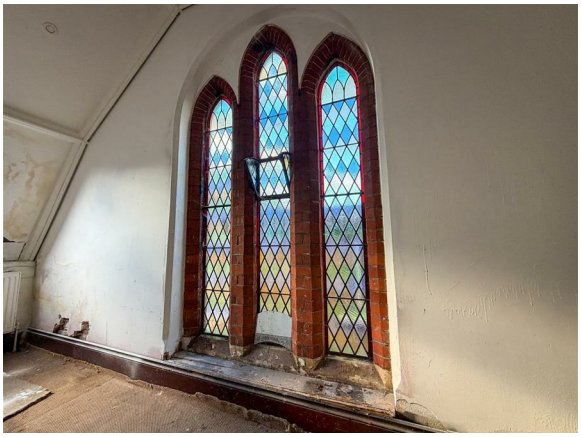




BEDROOM TWO

19'0 x 8'11

Tall feature leaded light and stain glass chapel window to rear. Feature floor level leaded light and stain glass chapel style windows to sides. Velux window. Exposed ceiling beams. Vaulted ceiling. Loft access.







BATHROOM

7'10 x 7'4

Low level W.C. (Please note there is no current shower fitments - there previously was a shower and sink unit but both are not currently fitted). Part tiled walls. Velux window. Vaulted ceiling with exposed beams.





OUTSIDE -

Property has double wooden gates which open onto hard standing area providing off street parking which is incorporated into the garden space.





OUTSIDE - SIDE AND FRONT GARDEN

Remainder laid to lawn. In need of cultivation. Enclosed by part panel fencing and brick wall.



OFF STREET PARKING AREA

Hardstanding area behind gates providing off street parking.





ALTERNATE VIEW OF OUTSIDE SPACE









CLACTON SEA FRONT

Just 200 Metres Away.



Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; D Payable 2026/2027 £2225.97 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (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: Please note the property is in need of full renovation works incluiding plumbing, electrics and heating - because of this it is worth checking with any mortgage lender as it could be that it would need to be a cash purchase.

JE 11/26

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

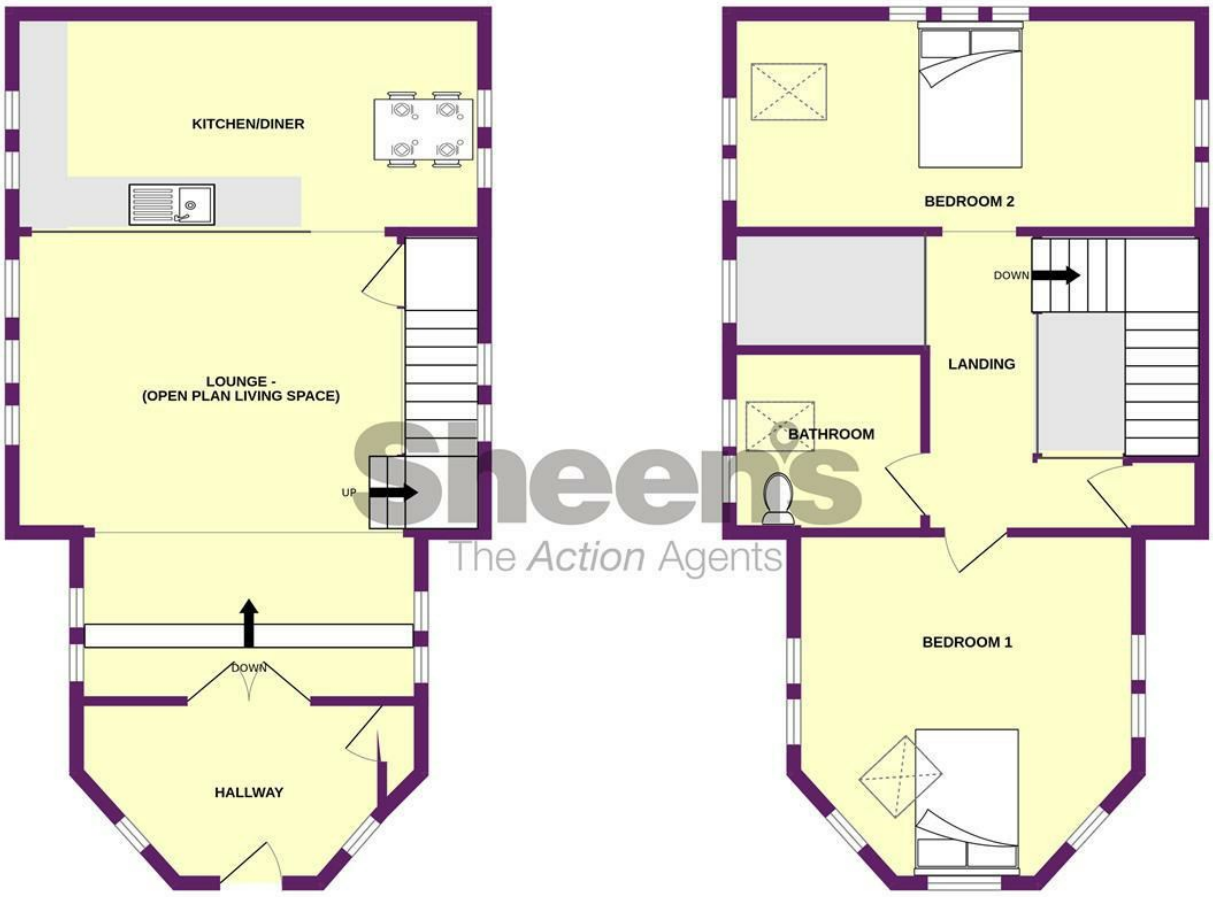
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR

1ST FLOOR



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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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