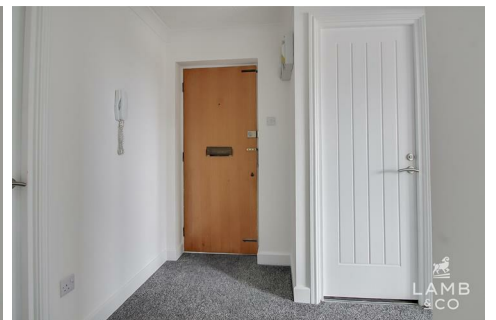




LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## SELSEY AVENUE, CLACTON-ON-SEA, CO15 1NQ

PRICE £150,000

A beautifully presented two-bedroom second floor flat situated in Martello, offering sea views and recently renovated throughout to a high standard. The property benefits from bright and spacious accommodation, modern finishes, and is being sold with no onward chain, making it an ideal purchase for first-time buyers, investors, or those seeking a coastal retreat.

- Two Bedrooms
- Chain Free
- Sea Views
- Allocated Parking
- Renovated Throughout
- EPC D

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### BEDROOM TWO

7'2" x 7'0" (2.18m x 2.13m )



### BEDROOM ONE

12'9" x 8'7" (3.89m x 2.62m )



### LOUNGE

14'0" x 14'0" (4.27m x 4.27m )



### KITCHEN

9'0" x 6'8" (2.74m x 2.03m )





## BATHROOM

6'8" x 6'0" (2.03m x 1.83m )

## OUTSIDE FRONT



## DRONE SHOT



## Material Information

Council Tax Band: B

Heating: Electric storage heaters

Services: Mains water & electric

Broadband: Ultrafast

Mobile Coverage: O2, Three, EE & Vodafone

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & sea: Low

Surface water: Very low

Additional Charges: See leasehold info

Seller's Position: No onward chain

## Leasehold Information

Lease Term Remaining: 90 Years

Ground Rent: £129.66 P/A

Service Charge: £736.14 P/A

Building Insurance: £519.03 P/A

## Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

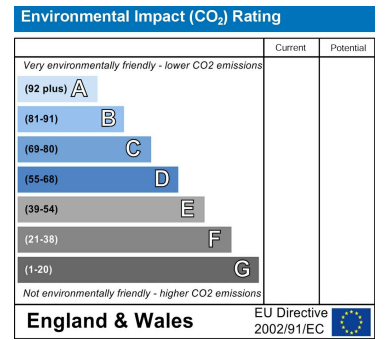
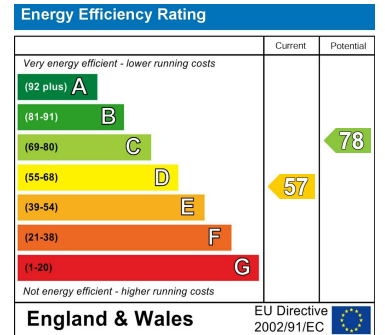
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- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

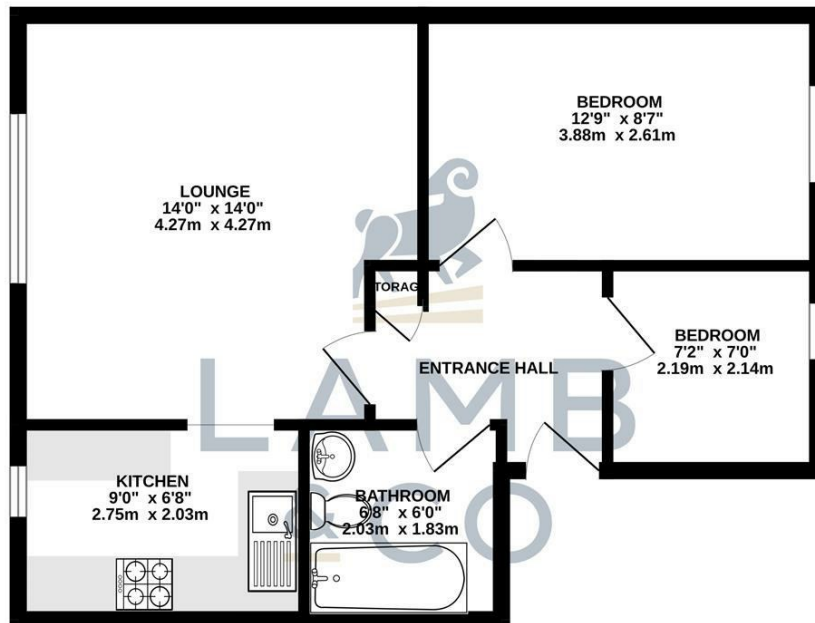
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 510 sq.ft. (47.4 sq.m.) approx.  
 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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