



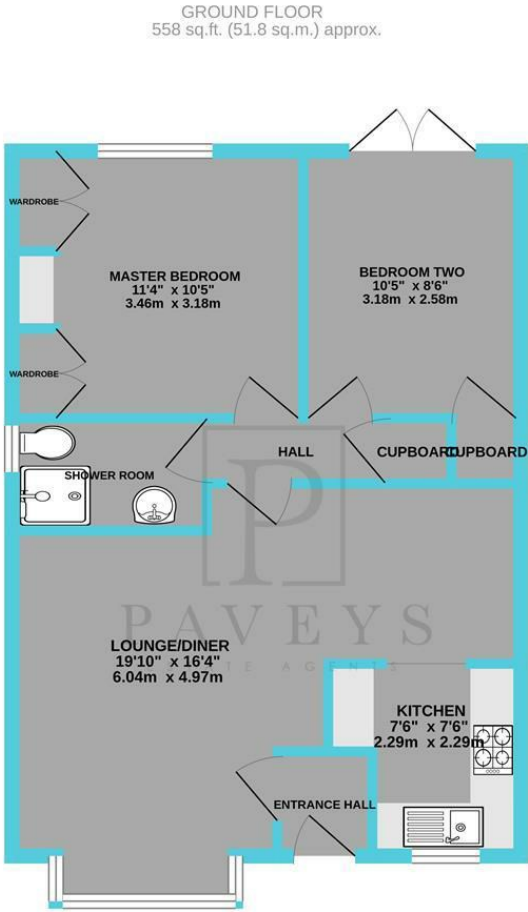
10, Lyon Close
Clacton-On-Sea, CO15 6EX
Price £215,000 Leasehold

NO ONWARD CHAIN

We have the pleasure in offering for sale this OVER 55'S SEMI DETACHED BUNGALOW located in the popular area of East Clacton and a 10 minute walk from the seafront, town centre and train station. This immaculate LEASEHOLD property is set in pretty communal gardens with patio area and is beautifully presented throughout. Key features include a bright and sunny lounge diner, kitchen, master bedroom with fitted bedroom furniture, second double bedroom with doors to the garden, modern shower room, double glazing and gas central heating. The property will be sold with an approximate 90 year lease and NO ONWARD CHAIN. Lyon Close is a small development of bungalows with residents parking located very close to accessible bus services and within walking distance of Holland-on-Sea and the fish & chip shop! An internal viewing is highly recommended in order to appreciate this property and its location. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 558 sq.ft. (51.8 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.
Made with Metropix ©2025

ENTRANCE HALL

UPVC double glazed entrance door with inset stained glass to front aspect, fitted carpet, coved ceiling, door to Lounge Diner.

LOUNGE DINER 19'10 x 16'4 (6.05m x 4.98m)

Double glazed box bay window to front, fitted carpet, coved ceiling, TV point, radiator.

INNER HALL

Fitted carpet, coved ceiling, cupboard housing wall mounted boiler (not tested by Agent).

KITCHEN 7'6 x 7'6 (2.29m x 2.29m)

Modern fronted over and under counter units, straight edge work tops, inset sink and drainer with mixer tap. Built in Smeg oven, gas hob, Indesit cooker hood, space and plumbing for washing machine, space for fridge freezer. Double glazed window to front, laminate flooring, part tiled walls.

MASTER BEDROOM 11'4 x 10'5 (3.45m x 3.18m)

Double glazed window to rear with views over the garden, fitted carpet, coved ceiling, range of fitted bedroom furniture including wardrobes and dressing table, radiator.

BEDROOM TWO 10'5 x 8'6 (3.18m x 2.59m)

Double glazed double doors to rear garden, fitted carpet, coved ceiling, built in cupboard, radiator.

SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin and double walk in shower cubicle. Double glazed window to side, vinyl flooring, fully tiled walls, smooth ceiling, spot lights, mirror fronted cabinet, chrome heated towel rail.

COMMUNAL GARDENS

Beautifully maintained communal gardens surround the property, laid to lawn with pretty flower and shrub borders, patio area, exterior lighting.

RESIDENTS PARKING

On site residents parking is available.

OUTSIDE FRONT

AGENTS NOTES & CHARGES

The property is to be sold on a Leasehold basis.
The development has a Lease Term of 125 years with approximately 90 years remaining.
The development is strictly over 55's.
The Ground Rent is £109 per annum.
Valliant boiler is serviced every April.
Please contact the Agent for details of the Service Charges.

IMPORTANT INFORMATION

Council Tax Band: B
Tenure: Leasehold
Energy Performance Certificate (EPC) rating: C
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.