



St Helier Court, Holland Road East Clacton, CO15 6NE

This recently modernised and redecorated TWO BEDROOM FIRST FLOOR MAISONETTE is situated in the sought after coastal area of East Clacton. Clacton's regenerated beach and sea front are located around half a mile away with Clacton's town centre and mainline railway station approximately one mile away. An early internal inspection is strongly recommended to appreciate the accommodation on offer and the 'Move In ready' presentation on offer.

- Two Bedrooms
- Freehold Maisonette
- 14'8 max Lounge
- Newly Fitted Modern Kitchen/Diner
- Newly Fitted Bathroom Suite
- Electric Heating (n/t)
- Communal Gardens
- Recently Refurbished
- No Onward Chain
- Council Tax A & EPC Rating D



Price £166,500 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes: Concealed unit double glazed entrance door to:

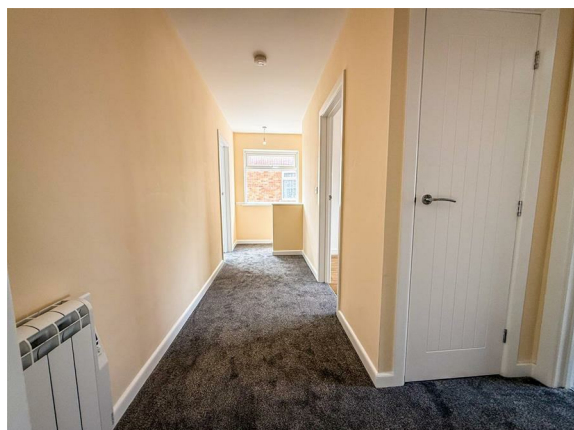
ENTRANCE LOBBY

Stair flight to first floor.



FIRST FLOOR HALLWAY

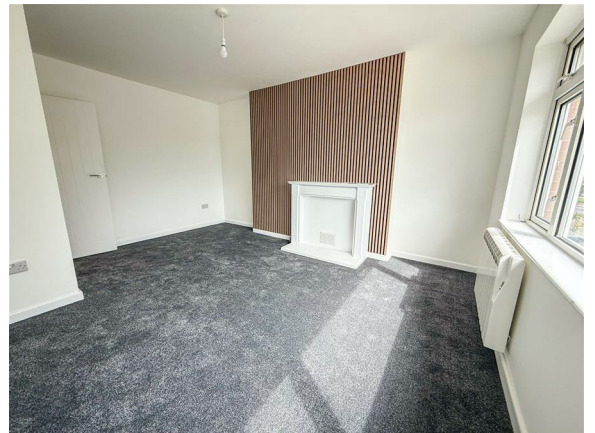
Double glazed window to side. Wall mounted electric radiator (not tested). Loft access. Doors to:



LOUNGE

14'8 max x 12'2 max narrowing to 9'3

Ornamental fireplace with feature wood panel effect panelling. Wall mounted electric radiator (not tested). Double glazed window to front.



KITCHEN DINER

12'8 max x narrowing to 9'3 x 11'2

Newly fitted modern kitchen suite comprises white gloss panel fronted units comprising wood panelled effect rolled edge work surfaces with cupboards and draws under. Inset single drainer ceramic sink unit with mixer tap. Range of matching wall mounted units. Inset four ring ceramic electric hob with stainless steel and glazed extractor hood above. Integrated high level double electric oven (all appliances not tested). Space and plumbing for washing machine. Tall fridge/freezer space. Wood effect flooring. Double glazed window to rear.



BEDROOM ONE

13'2 x 9'11

Double glazed windows to front and side.



BEDROOM TWO

11'6 x 6'10

Double glazed window to rear.



BATHROOM

Newly fitted with a three piece white suite comprises a panelled bath with mixer tap and shower attachment and glazed shower screen. Vanity wash hand basin with cupboards below. Concealed cistern low level W.C. Decorative marble effect wall panelling. Tile effect flooring. Double glazed window to rear.



OUTSIDE

Communal gardens. Communal refuse area and washing lines.



Material Information (Freehold Property)

Tenure: Freehold

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

Any Additional Property Charges: No

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note: Freehold Maisonette so getting a mortgage is unlikely. Would generally need to be a cash purchaser.

JE 07/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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

Particular Disclaimer

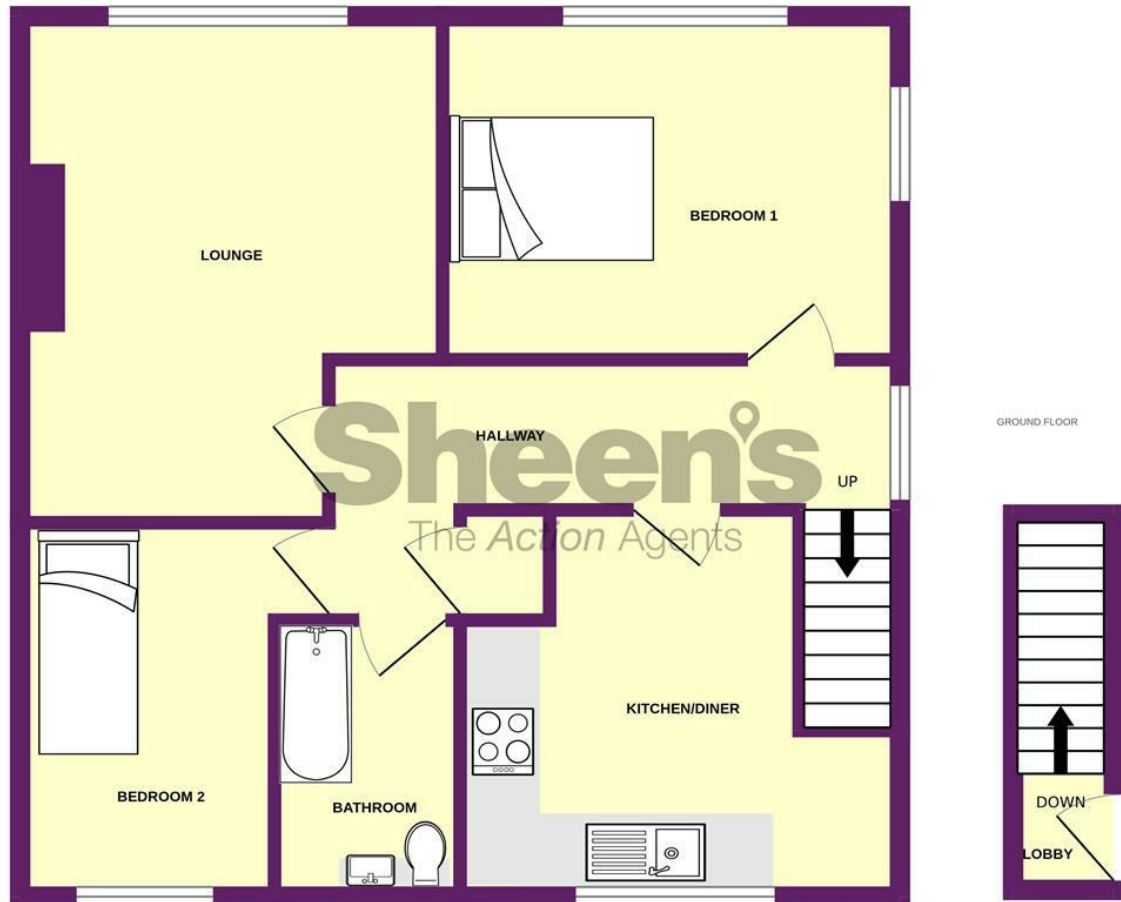
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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Selling properties... not promises

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