



## Chapman Road East Clacton, CO15 6PT

This spacious TWO BEDROOM FIRST FLOOR MAISONETTE is located on the edge of the town centre in the highly sought-after East Clacton area and is offered with NO ONWARD CHAIN and the remainder of a 999 year Lease. Perfectly positioned just 150 metres from Clacton-on-Sea railway station, providing direct rail links to London Liverpool Street, the property is ideal for commuters and those seeking convenient transport connections. The beautiful Clacton Beach and seafront are just 500 metres away, offering the perfect opportunity to enjoy coastal living. The property provides purpose-built first floor accommodation with generous proportions throughout. Presented in clean and tidy decorative order, it offers excellent scope for a purchaser to modernise and personalise to their own taste. With its prime location, spacious layout, and practical features, this maisonette represents a fantastic opportunity for buyers looking to embrace the coastal lifestyle while remaining within easy reach of town centre amenities and transport links.

- Two Bedrooms
- 16'11 x 10'5 Lounge
- 10'10 x 9'1 Kitchen
- 9' max. Three Piece Bathroom
- Gas Central Heating (n/t)
- Fully Double Glazed
- Garage In Block
- Remainder of a 999 Year Lease
- No Onward Chain
- EPC Rating C & Council Tax B



**Price £160,000 Leasehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### PRIVATE ENTRANCE LOBBY

Stair flight to first floor Hallway.

### ENTRANCE HALLWAY

Built in airing cupboard. Loft access. Double glazed window to side. Radiator. Doors to:



### LOUNGE

16'11 x 10'5

Feature fireplace with electric fire (not tested). Radiator. Double glazed window to front.



## ALTERNATE VIEW OF LOUNGE



## KITCHEN

10'10 x 9'

Fitted with a range of wood effect laminate fronted units. Comprises laminated square edge wood effect work surfaces with cupboards and drawers below. Range of matching wall mounted units. Single drainer white ceramic sink unit. Cooker space. Fridge/freezer space. Space and plumbing for washing machine. Wall mounted gas boiler (not tested). Double glazed window to rear.



## BEDROOM ONE

15'3 x 10'4

Radiator. Double glazed window to rear.



## BEDROOM TWO

10'4 x 7'5

Radiator. Double glazed window to front.



## BATHROOM

9' x 7'9 nar 5'5

Fitted with a three piece turquoise colour suite, Comprises panel bath with wall mounted shower over. Pedestal wash hand basin. Low level W.C. Part tiled walls. wood effect flooring. Radiator. Double glazed window to side.



### OUTSIDE -

To the rear of the property is shared hardstanding area currently being used as communal parking. The garage included with the first floor flat is the garage on the right which has an up and over door. To the right of this there is a hardstanding area allocated to the flat. We understand from the seller that the front small lawned garden is also used by the first floor flat.



### GARAGE IN BLOCK

Garage with up and over door.



## CLACTON SEA FRONT

Clacton-on-Sea's regenerated beaches and sea front are positioned around 500 metres away.



## Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2026/2027 £1731.31 Per Annum

Length of lease (years remaining): 947 Annual ground rent amount (£):£25 Ground rent review period (year/month): n/a Annual service charge amount (£): Maintenance just split 50/50 on an as and when needed basis. Service charge review period (year/month): Yearly - depending on Costs

Any Additional Property Charges: No

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Mains (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: No

Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.

## JE 0226

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](http://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

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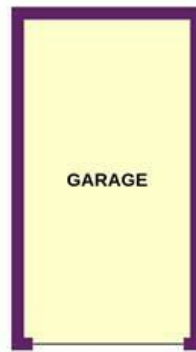
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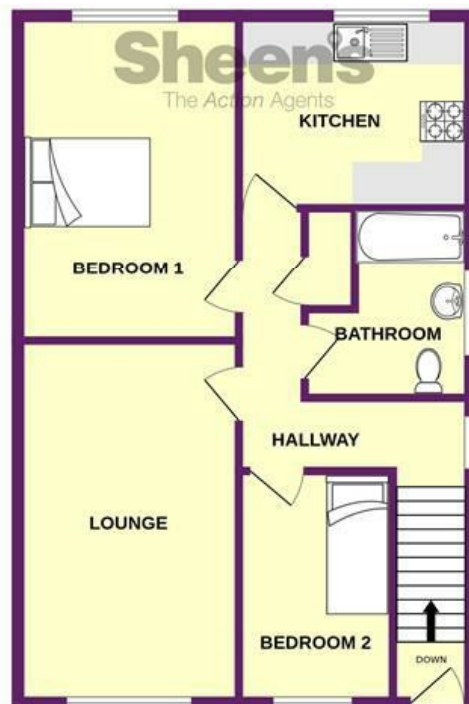
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DRAFT DETAILS - NOT YET APPROVED BY VENDOR





FIRST FLOOR FLAT



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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