



## Rosemary Road Clacton-On-Sea, CO15 1NX

A rare opportunity to acquire this THREE BEDROOM SPLIT LEVEL MAISONETTE which benefits its own entrance and roof terrace. Clacton's prestigious beaches and sea front are located around 150 metres away with Clacton's mainline railway station with its mainline links to London Liverpool Street just over quarter of a mile away. Offering spacious accommodation, an early internal inspection is advised.

- Three Bedrooms
- 21'10 South Facing Sun Terrace
- 17'10 'L' Shape Lounge/Diner
- 10'1 x 6'3 Kitchen
- 10' x 6' Bathroom
- Gas Central Heating (n/t)
- Fully Double Glazed
- 150 Metres To The Sea Front
- No Onward Chain
- EPC Rating E & Council Tax A

**Price £110,000 Leasehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Private entrance door to:



## ENTRANCE HALLWAY

Stair flight to first floor landing.

## FIRST FLOOR LANDING

Stair flight to second floor. Doors to:

## BEDROOM ONE

12'2 x 8'11 max

Radiator. Double glazed window front.



## BEDROOM TWO

12' x 10'2 nar 8'5

Radiator. Wall mounted gas combination boiler (not tested).  
Double glazed window to rear.





### BEDROOM THREE

8'8 x 8'5 max

Radiator. Double glazed window to front.



### BATHROOM

10' x 8'4 nar 6'

Fitted with a three piece white suite. Comprises panel bath with mixer tap with shower attachment and glazed shower screen. Low level W.C. Pedestal wash hand basin. Part tiled walls. Radiator. Built in under stairs storage cupboard. Double glazed window to rear.



### SECOND FLOOR

Opens straight onto Lounge/Diner.



## LOUNGE/DINER

20'1 x 17'10 nar 8'3

'L' shaped Lounge/Diner. Wood effect flooring. Double glazed window to rear. Open access to Kitchen. Feature Glazed Windows and Double doors leading onto South Facing Sun Terrace. Radiator.



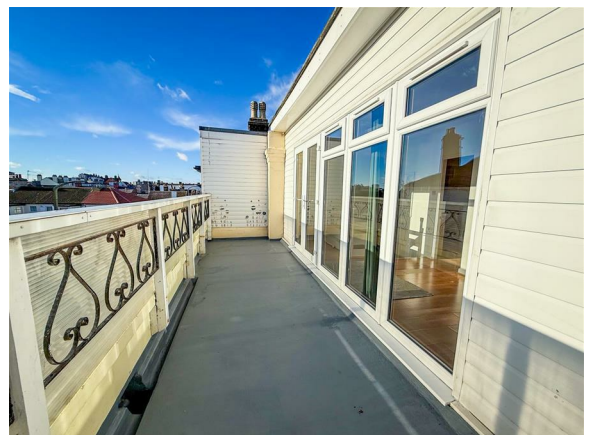
ALTERNATE VIEW OF LOUNGE/DINER



## SUN TERRACE

21'10 x 5'4

South facing roof top sun terrace.





## KITCHEN

10'1 x 6'3

Fitted with a range of wood effect laminate fronted units. Comprises laminated rolled edge work surfaces. Cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring ceramic electric hob with under counter electric oven (appliances not tested). Space and plumbing for washing machine and tall fridge/freezer. Tiled splash backs. Tile effect flooring. Double glazed window to rear,.



## CLACTON SEA FRONT

Clacton Sea Front is positioned around 150 metres away.



### Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: A

Length of lease (years remaining): Approx 115 years Annual ground rent amount (£): £100 per annum Ground rent review period (year/month): Annual service charge amount (£): £1219.50 Maintenance and £966.64 Buildings Insurance. Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

### 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

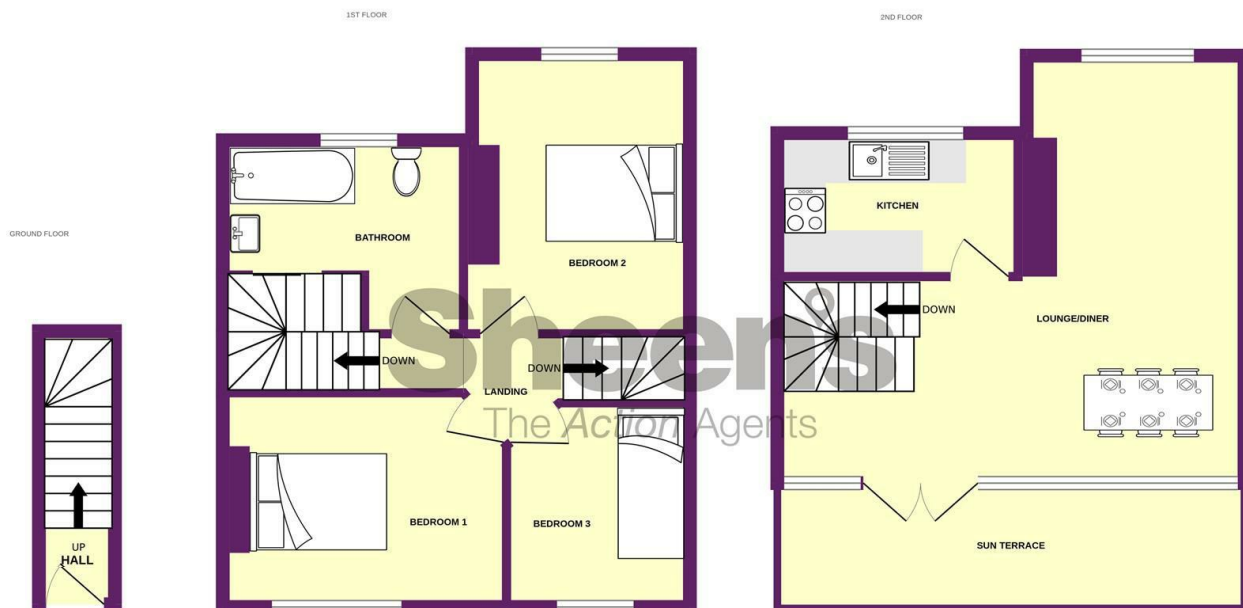
### Anti-Money Laundering

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](http://www.sheens.co.uk).







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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**Sheen's**  
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