110 Old Road, Clacton On Sea, Essex, CO15 3AA
01255 475444 clacton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents



Clay Hall Road
East Clacton, CO15 6RA

Located in the sought after 'Greenacres' development in East Clacton is the FREEHOLD TWO BEDROOM CORNER HOUSE which benefits its own enclosed garden space along with two allocated parking spaces. Clacton's mainline railway station is located within three quarters of a mile with the town centre and sea front just over one mile away. The property is offered with No Onward Chain and is presented in excellent decorative order throughout and an early internal inspection is recommended.

- Two Bedrooms
- 14' x 12'4 Lounge
- 12'7 Fitted Kitchen
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Fully Double Glazed
- Front & Side Enclosed Garden
- Two Allocated Parking Spaces
- No Onward Chain
- EPC Rating C & Council Tax B







Price £195,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

LOUNGE

14'0 x 12'4

Radiator. Leaded light effect double glazed oriel bow window to the front. Stair flight to first floor. Door to:







KITCHEN

12'7 x 5'9

Kitchen fitted with a range of wood effect laminate fronted units. Comprising: Granite effect laminated rolled edge work surfaces with cupboards and drawers below.Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Cooker space. Space and plumbing for washing machine. Tall fridge freezer space. Tiled splash backs. Wall mounted gas boiler supporting central heating system (not tested). Wood effect flooring. Radiator. Leaded light effect sealed unit double glazed windows to front and side.







FIRST FLOOR LANDING

Loft access. Doors to:

BEDROOM ONE

10'10 x 10'0 max

Built in wardrobes. Built in airing cupboard. Radiator. Sealed unit double glazed leaded light effect window to front.





VIEWS TO FRONT TOWARDS RECREATION GROUND



BEDROOM TWO

9'5 x 6'0

Radiator. Sealed unit double glazed leaded light effect window to front.



BATHROOM

Fitted with a modern three piece white suite. Compromises panel bath with mixer tap and shower attachment along with a glazed shower screen. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Tiled flooring. Radiator. Leaded light effect sealed unit double glazed window to side.



OUTSIDE PARKING

Property benefits from two allocated parking spaces with gate and pathway leading to enclosed front and side garden areas.

FRONT AND SIDE GARDEN AREAS

Enclosed by panel fencing. Mainly laid to lawn. Paved patio area. Timber storage shed. Array of shrubs. Enclosed by fencing.





ALTERNATE VIEW OF GARDEN AREAS







RECREATION GROUND LOCATED OPPOSITE THE PROPERTY

The property benefits from being opposite Vista Road Recreation Ground which leads up to the local Leisure Centre and towards the town centre, railway station and schools.



Material Information (Freehold Property)

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

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

JE 10/26

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.

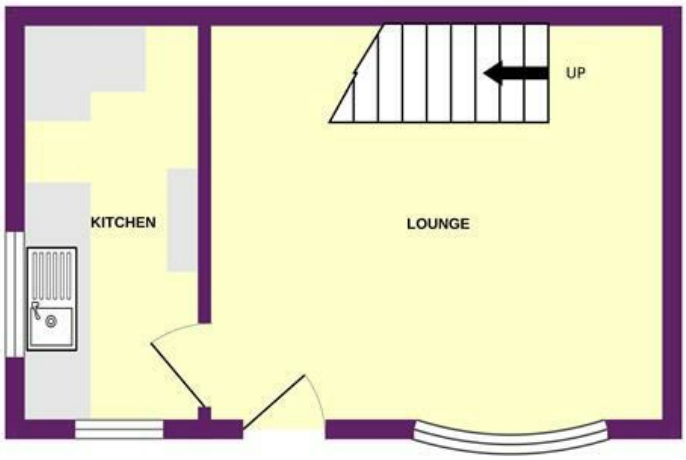
Particular Disclaimer

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.

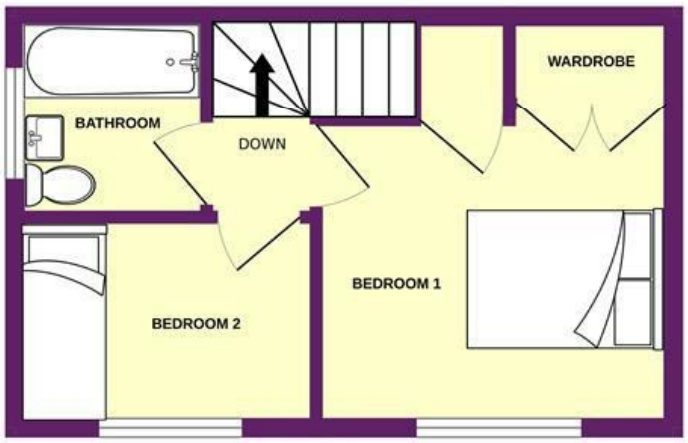
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR



1ST FLOOR



CO15 6RA

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 ©2026