110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The *Action* Agents



Hall Crescent
Holland-on-Sea, CO15 5SW

Sheens Estate Agents are pleased to offer for sale this OVER 55'S TWO BEDROOM MID TERRACED HOUSE. The property is located in Holland-on-Sea and benefits from the regenerated beaches and seafront being located within 150 metres. The property is situated within Two and a quarter miles of Clacton-on-Sea's town centre and mainline railway station. This property is being offered with NO ONWARD CHAIN. An early viewing is advised to appreciate the accommodation this property has to offer.

- Two Bedrooms
- 15'6 x 10'10 Lounge
- 8'9 x 6'8 Shower Room
- En-Suite Shower Room
- Electric Heating (n/t)
- Over 55's
- Communal Garden
- No Onward Chain
- Council Tax Band C
- EPC Rating E







Price £139,500 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Stair flight to first floor with fitted stair lift (not tested). Door to:

LOUNGE

15'6 x 10'10 max

Storage heater. Double glazed window to front.





KITCHEN

7'10 x 6'7

Fitted kitchen suite comprising wood effect rolled edge work surfaces with inset single drainer sink unit with stainless steel mixer tap. Inset electric hob with extractor hood above. Inset electric oven (All appliances not tested). Selection of matching wall mounted units with cupboards and drawers below. Tiled splash backs.



BEDROOM TWO/ STUDY

13'3 x 8'11

Under stairs storage cupboard space. Double glazed window to rear. Door to:





EN-SUITE SHOWER ROOM

7'4 x 5'10

Three piece white suite comprising low level W.C. Vanity hand wash sink basin. Step in shower cubicle with wall mounted electric shower (not tested). Partly tiled. Electric towel rail (not tested). Double glazed window to rear.



FIRST FLOOR LANDING

Cupboard housing water tank. Storage heater. Double glazed window to rear. Door to:

BEDROOM ONE

12'10 x 10'11

Storage heater. Double glazed window to front.





SHOWER ROOM

8'9 x 6'8

Three piece suite comprising low level W.C. Vanity hand wash sink basin. Step in shower cubicle with wall mounted electric shower (not tested). Heated towel rail (not tested). Double glazed window to rear.



OUTSIDE

Parking for residents only. Communal lawns.





Material Information (Leasehold Property)

Tenure: Leasehold
Council Tax: Tendring District Council; Council Tax Band C; Payable 2026/2027 £1978.64 Per Annum

Length of lease (years remaining): 86 Annual ground rent amount (£): 143.20 Ground rent review period (year/month): Paid twice yearly. Annual service charge amount (£): 1,596.51 . Service charge review period (year/month): Yearly.

Any Additional Property Charges:

Services Connected:
(Gas): No (Electricity): Yes (Water): Yes (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:

JB 10/25

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

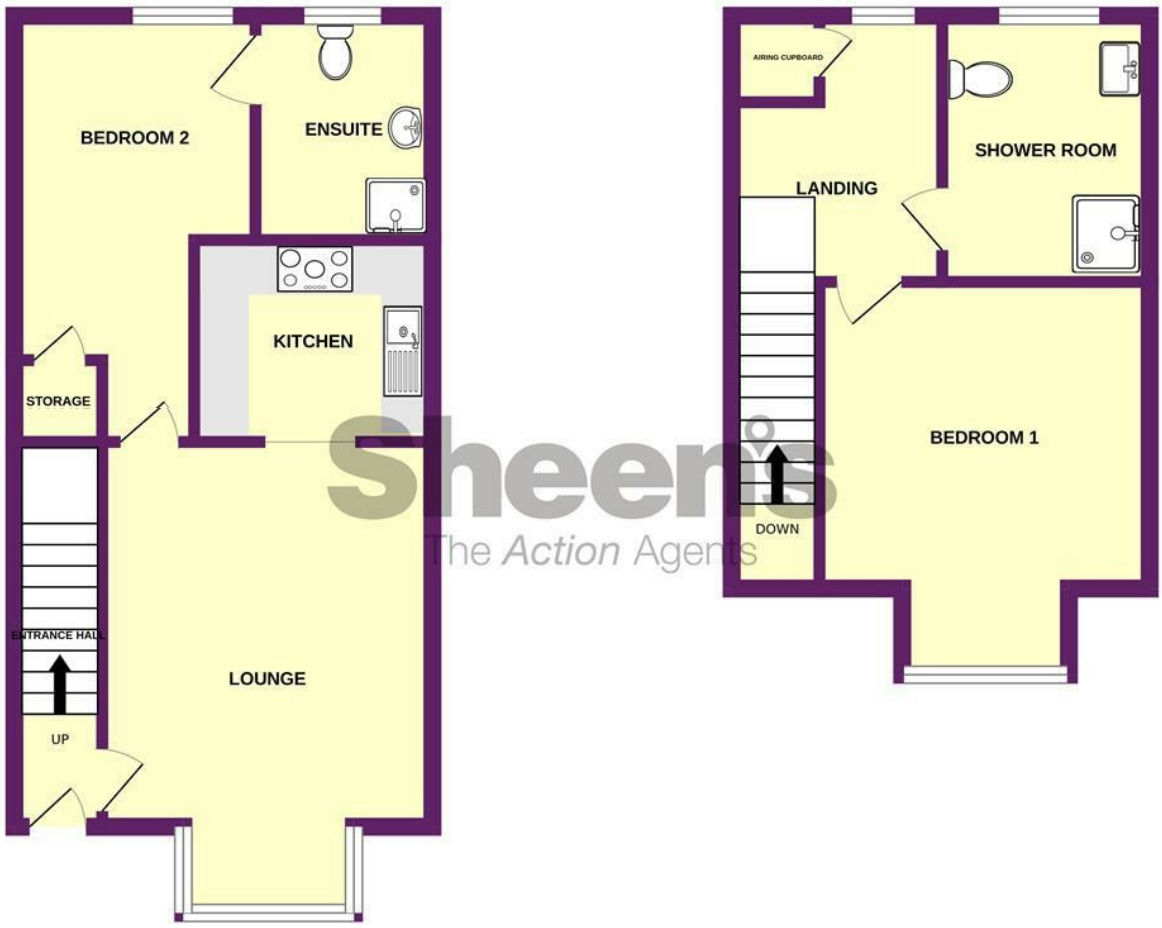
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.



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TOTAL FLOOR AREA : 654 sq.ft. (60.7 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.
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Selling properties... not promises

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The Property Ombudsman SALES
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