



Southcliff Mews, Church Crescent Clacton-On-Sea, CO15 6AH

Sheens Estate Agents are pleased to offer for sale this LEASEHOLD TWO BEDROOM MID-TERRACED TOWNHOUSE. The property benefits from having a PEPPERCORN LEASE making the property an ideal buy-to-let investment. The property is positioned a mere 200 feet from Clacton-on-Sea's regenerated beaches and seafront. The property is located approximately 600 metres from Clacton-on-Sea's train station and town centre. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 16'1 x 12 Lounge
- 11'4 x 8'4 Kitchen
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Off Street Parking
- Garage
- Peppercorn Lease
- Council Tax Band B
- EPC Rating TBC



Price £185,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed door to:

ENTRANCE HALL

Radiator. Stair flight to first floor.



FIRST FLOOR LANDING

Radiator. Double glazed window to rear. Stair flight to second floor. Door to:



LOUNGE

16'1 x 12'

Radiator. Double glazed windows to front.



KITCHEN

11'4 x 8'4

Fitted kitchen suite comprising granite effect square edge work surfaces with Crème wall mounted cabinets with cupboards and drawers below. Ceramic one and a half bowl drainer sink unit with stainless steel mixer tap. Gas combination boiler. Space for washing machine. Space for dryer. Space for cooker. Extractor hood (not tested). Space for fridge freezer. Space for dishwasher. Tiled splashbacks. Radiator. Double glazed window to rear.



SECOND FLOOR LANDING

Airing cupboard. Double glazed window to rear. Door to:



BEDROOM ONE

16'1 max x 12' max

Radiator. Double glazed window to front.



BEDROOM TWO

10'3 x 8'5

Radiator. Double glazed window to rear.



BATHROOM

9'5 x 5'8

Three piece suite comprising low level W.C. Pedestal wash hand sink basin. White panelled bath with electric wall mounted shower above (not tested). Radiator.



GARAGE

Up and over door.



OUTSIDE FRONT



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): 950 Annual ground rent amount (£): N/A Annual service charge amount (£): N/A

Any Additional Property Charges:

Services Connected:

(Gas): Yes (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:

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.

JB 04/26

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.

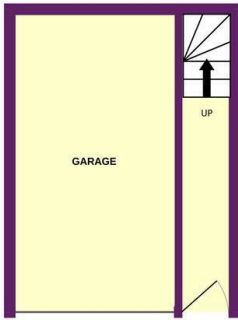
Particular Disclaimer

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.

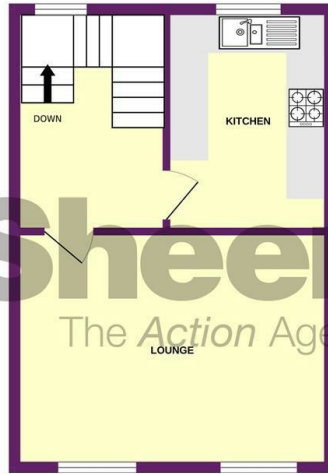
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

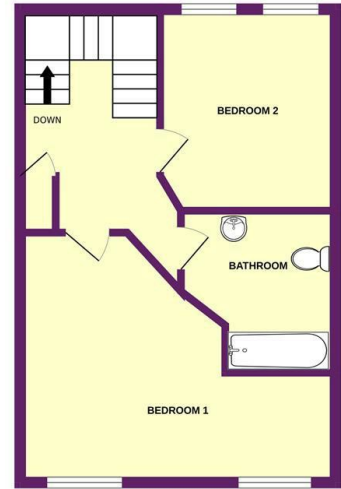
GROUND FLOOR
177 sq.ft. (16.4 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.9 sq.m.) approx.



2ND FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 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.
Made with Metropix ©2026

Selling properties... not promises

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

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

Sheen's
The Action Agents

