



Land Close Clacton-on-Sea, CO16 8UJ

Located on the popular 'Peter Bruff' Development is this TWO BEDROOM GROUND FLOOR MAISONETTE which benefits it's own allocated garden space along with a Garage & Off Road Parking.. The property is situated within one and three quarter miles from Clacton's town centre, sea front and mainline railway station. Offered with No Onward Chain and the balance of a 999 year lease, an early viewing is advised to appreciate the potential on offer.

- Two Bedrooms
- 14'9 x 12'2 max Lounge
- 9'1 x 6'9 Kitchen
- Three Piece Shower Room
- Double Glazed Windows
- Allocated Rear Garden
- Garage & Off Road Parking
- Some Modernisations Required
- No Onward Chain
- EPC Rating E & Council Tax A



Price £140,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE PORCH

Further door to:

LOUNGE

14'9 x 12'2 nar 11'5

Ornamental fire surround. Dado rail. Double glazed window to front. Doors to Kitchen and Inner Lobby.



KITCHEN

9'1 x 6'9

Fitted with a range of white laminate panel fronted units. Comprises laminated rolled edge work surface with cupboards and drawers below. Range of matching wall mounted units incorporating part glass fronted display cabinets. Inset one and a half bowl single drainer sink unit with mixer tap. Cooker space. Tall fridge/freezer space. Built in larder cupboard. Tiled walls. Tiled flooring. Double glazed window to rear over looking private rear garden. Double glazed door to rear garden.



INNER HALLWAY

Built in airing cupboard. Doors to:



BEDROOM ONE

11'7 x 8'4

Dado rail. Built In double wardrobes, Radiator. Double glazed window to front.



BEDROOM TWO

10' x 8'4

Built in cupboard. Dado rail Double glazed window to rear.



SHOWER ROOM

Fitted with a three piece white suite. Comprises walk in double shower cubicle with integrated shower. Vanity wash hand basin with cupboards below. Low level W.C. Fully tiled walls. Electric towel radiator. Double glazed window to rear.



OUTSIDE - FRONT

The property benefits from front and side garden laid to lawn with shrub borders. Gate gives side pedestrian access to rear garden.



GARAGE & PARKING

16'4 x 8'3 Garage. The property benefits from an allocated garage space. Garage has power and light connected and is accessed via an electric roller door.



OUTSIDE - REAR

Paved patio area with array of flower and shrub borders.
Personal door to garage. Gate gives access to front.



Material Information (Leasehold Property)

Tenure:

Council Tax: Tendring District Council; Council Tax Band A ; Payable 2026/2027 £1483.98 Per Annum

Length of lease (years remaining): 946 Annual ground rent amount (£): £20 Ground rent review period (year/month): TBC Annual service charge amount (£): No Set Service Charge. As and when basis. Service charge review period (year/month):

Any Additional Property Charges: No

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: No Heating currently at the property.

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.

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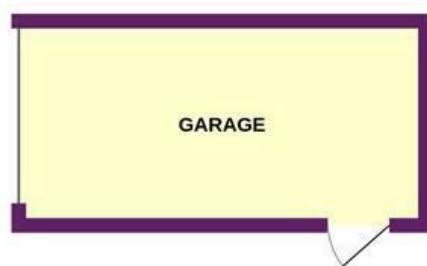
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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.

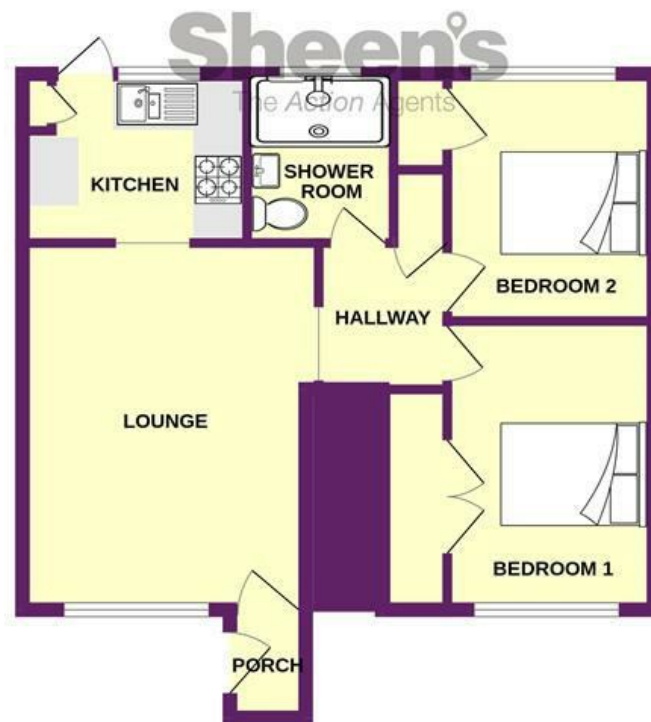
Particular Disclaimer

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.





GROUND FLOOR



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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