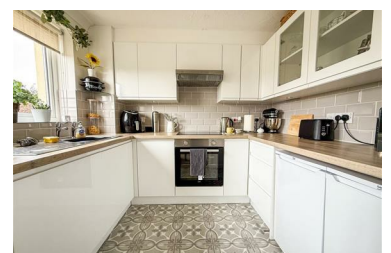




Marina Point, West Road Clacton-On-Sea, CO15 1AH

This purpose built TWO BEDROOM FIRST FLOOR APARTMENT is situated in this favourable location just 200 metres from the beach. Clacton's town centre and mainline railway station with its direct links to London Liverpool Street are located within one mile. The property has undergone extensive modernisations over recent years by the current vendors and an early internal inspection is strongly advised to appreciate the accommodation and decor on offer.

- Two Bedrooms
- 12'9 max x 12'9 Lounge
- 8'5 Modern Fitted Kitchen
- Modern Three Piece Shower Room
- Electric Heating (n/t)
- Double Glazed Windows
- Communal Parking & Gardens
- Viewing Advised
- Approx 200 Metres To Beach
- EPC Rating C & Council Tax B



Price £156,000 Leasehold - Share of Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes: Glazed communal entrance door with communal entry phone system. To communal entrance hallway.

COMMUNAL ENTRANCE HALLWAY

Stairflight to all floors. Private wooden entrance door to entrance hallway.



ENTRANCE HALLWAY

Built in airing cupboard housing hot water cylinder (not tested). Wall mounted electric heater (not tested). Doors to:



BEDROOM ONE

9'8 to wardrobes x 9'3

Wall to wall part mirrored fronted sliding wardrobes. Wall mounted electric heater (not tested). Double glazed window to rear.



BEDROOM TWO

10'1 x 6'6

Wall mounted electric heater (not tested). Double glazed window to rear.



SHOWER ROOM

Fitted with a three piece modern shower suite comprising a walk in shower cubicle with glazed shower screen. Integrated shower unit (not tested). Low level W.C. Vanity wash hand basin with cupboards below. Part tiled and part bone effect wall panels. Extractor fan (not tested). Wall mounted electric heated towel rail (not tested). Wood Effect flooring.



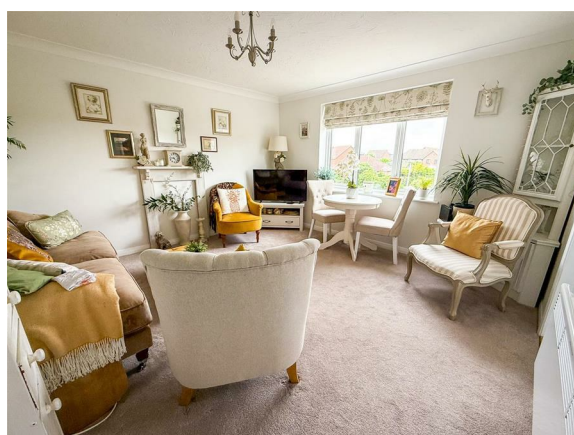
LOUNGE

12'9 max x 12'5

Wall mounted electric heater (not tested). Double glazed window to front. Open access to kitchen.



ALTERNATE VIEW OF LOUNGE



KITCHEN

8'5 x 6'10

Fitted with a range of white gloss panel fronted units. Comprises panel effect laminated rolled edge work surfaces with cupboards and draws below. Range of matching wall mounted cabinets incorporating part gloss fronted display units. Inset single drainer stainless steel sink unit. Inset four ring ceramic electric hob with fitted extractor hood above. Under counter electric oven below. Integrated slim line dishwasher. Washing machine. (All appliances not tested). Space for under counter fridge/freezer. Tiled splash back. Tiled effect flooring. Double glazed window to front.



Marina Point, West Road, Clacton-On-Sea, CO15 1AH

OUTSIDE

The property benefits from communal garden areas with a communal car park access from Coan Avenue.



CLACTON BEACH & SEA FRONT

Clacton's beach and sea front is positioned within 200 metres.



Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: B

Length of lease (years remaining): Approx 93 Annual ground rent amount (£): N/A (Share of Freehold) Ground rent review period (year/month): N/A Annual service charge amount (£): Approx £1100 per annum Service charge review period (year/month): Yearly

Any Additional Property Charges: No

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

JE 06/25

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.

Lease Disclaimer

It is up to any interested party to satisfy themselves of the lease details with their legal representative before entering into a contractual agreement.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



FIRST 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

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

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The Action Agents