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Sheen's
The *Action* Agents



The Grand, 73 Marine Parade East
Clacton-On-Sea, CO15 6JT

Situated within the former restaurant of Clacton-on-Sea's historic Grand Hotel, this distinctive ground-floor apartment offers a rare opportunity to own a piece of local heritage. This Grade II listed building occupies a prominent seafront position and combines period charm with spacious contemporary living.

The apartment features two double bedrooms, two bathrooms and an impressive open-plan reception and dining room with triple-aspect views. A wealth of period features adds character, while a substantial two-roomed basement storage unit provides valuable additional space.

Built between 1892 and 1897, the hotel officially opened during Queen Victoria's Diamond Jubilee celebrations in 1897 and boasts fascinating royal connections, including reported visits by King Edward VII and the Duke and Duchess of Windsor. After serving as a training college, the building was converted into apartments in 2000.

Offering history, character and a desirable seafront setting, this is a truly individual home for buyers seeking something out of the ordinary.

- Two Spacious Bedrooms
- Panoramic Sea Front Views
- Abundance of Character Features
- Open Plan Living Space
- En-Suite Bathroom & Additional Bathroom
- Gas Central Heating (n/t)
- Basement Storage Unit
- Allocated Parking
- Grade II Listed Historic Building
- EPC Rating D & Council Tax E







Offers In Excess Of £350,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

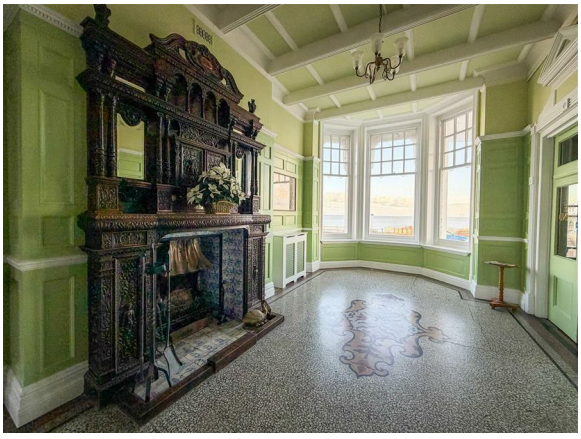
Communal entrance door with security intercom system to:

COMMUNAL ENTRANCE HALLWAYS

The Grand offers impressive communal hallways with an abundance of original features including stunning fireplaces, ornate flooring and high ceilings. Private wooden entrance door to Entrance Hallway. Tall Picture windows to front with sea views across road. Stair flight leading to basement storage units included with the sale of Apartment 3.







ALTERNATE VIEW OF COMMUNAL AREAS



ENTRANCE HALLWAY

Built in airing cupboard with water cylinder (not tested). Radiator. Wood effect flooring. Doors to:



PRINCIPAL BEDROOM

25' x 20'2 plus bay

Stunning period tall wooden fire surround. Wood effect flooring. Windows to front over looking road to sea front. Additional bay window to front with panoramic sea front views to front.





PRINCIPAL BEDROOM FEATURES









EN-SUITE BATHROOM

11'5 max x 10'7

Fitted with a four piece white suite. Raised plinth with freestanding roll top bath with decorative feet and mixer tap. independent shower cubicle. Low level W.C. Wash hand basin.



BEDROOM TWO

15'2 max x 10'11

Built in cupboard housing gas boiler (not tested). Wood effect flooring. Window to side.



BATHROOM

Fitted with a three piece white suite. Comprises low level W.C. Panel bath with mixer tap and shower attachment along with glazed shower screen. Wood effect flooring. Radiator. Tiled splash backs.



OPEN PLAN LIVING SPACE

36'1 max





KITCHEN AREA

Fitted with a range of Shaker style wood panel fronted units. Comprises granite work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset four ring gas hob. Concealed extractor hood above. Under counter electric oven. Integrated dishwasher. (all appliances not tested). Space and plumbing for washing machine. American style fridge/freezer space. Tiled splash backs. Wood panel flooring.





LOUNGE AREA

Period feature fireplace. Windows to side.





DINING AREA

Windows to front with views over road to sea front beyond.



LIVING SPACE FEATURES

Throughout the property there are may original period features including high skirting boards, 12'7 tall ceilings and ornate coving and ceiling mouldings.



OUTSIDE & ALLOCATED PARKING

Allocated Parking space located to the front of the buildings impressive In and Out entrance driveway.







ALLOCATED BASEMENT STORAGE UNITS

Approx 24' x 23' & 13' x 10' Personal basement storage units. with power and light connected.



CLACTON SEA FRONT

The property is situated in 'The Grand' which is positioned directly opposite the beaches and sea front.





Historic Picture of The Grand



Material Information (Leasehold Property)

Tenure: Leasehold
Council Tax: Tendring District Council; Council Tax Band E ; Payable 2026/2027 £2720.63 Per Annum

Length of lease (years remaining): 176 Annual ground rent amount (£): £241 Ground rent review period (year/month): TBC Annual service charge amount (£): £3827.00 Service charge review period (year/month):

Any Additional Property Charges: No

Services Connected:
(Gas): Yes (Electricity): Mains (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: Grade II Listed Building

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.

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.

JE 1026

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.

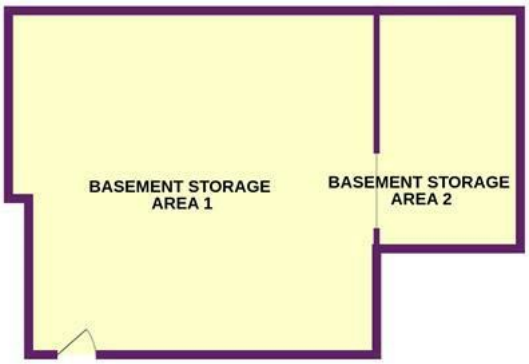
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

GROUND FLOOR



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BASEMENT



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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