



## Hastings Avenue Clacton-On-Sea, CO15 1XY

Located on the popular 'Martello Bay', Sheen's Estate Agent's are pleased to offer this ONE BEDROOM GROUND FLOOR FLAT. This property is 260 metres from Clacton's Seafront and is situated within a mile of Clacton Pier, town centre and mainline railway station with it's direct links to London Liverpool Street. An early viewing is strongly advised to appreciate the accommodation and views on offer.

- One Bedroom
- 13'1 x 11'3 Lounge
- 10'11 x 9'1 Bedroom
- 9'1 x 6'8 Kitchen
- Electric Heating (n/t)
- Shower Room
- Allocated Parking Space
- Close To Seafront
- Council Tax Band B
- EPC Rating TBC



**Price £125,000 Leasehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

#### ENTRANCE HALL

Storage cupboard housing water tank (not tested).





## LOUNGE

13'3 x 11'3

Electric heater (not tested). Double glazed window to front. Doors to Kitchen:



### KITCHEN

9'1 x 6'8

Fitted with a range of wall mounted panelled fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless sink unit with mixer tap. Integrated electric cooker with electric four ring hob above (not tested). Extractor fan (not tested). Space and plumbing for washing machine. Space for fridge/freezer. Double glazed window to front.



## BEDROOM

10'11 x 9'10

Electric heater (not tested). Double glazed window to side.



## SHOWER ROOM

Low level W/C. Pedestal hand wash basin. Panelled bath with thermotap (not tested). Shower head attachment above (not tested) fitted with new shower screen.





### OUTSIDE FRONT

Allocated off street parking.



### OUTSIDE REAR

Side gate leading access to communal lawns.



### EH 06/25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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### Material Information (Leasehold Property)

Tenure: Leasehold  
Council Tax Band: B  
Length of lease (years remaining): 97 Years  
Annual ground rent amount (£): 110.00  
Ground rent review period (year/month): TBC  
Annual service charge amount (£): £720 (£60.00 per month)  
Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

### Particular Disclaimer

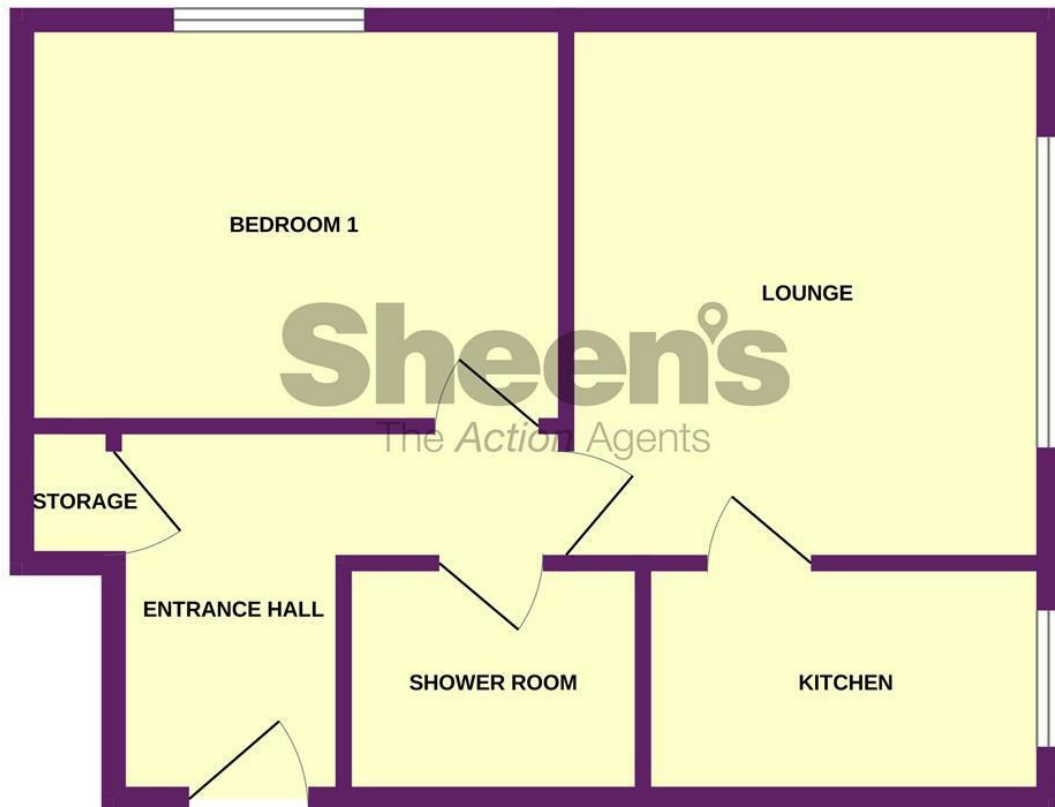
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



## GROUND FLOOR



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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**Sheen's**  
The Action Agents