



Mayhew Court East Clacton, CO15 6BH

Situated within 200 metres of East Clacton and Holland-on-Sea's prestigious beaches, Sheen's Estate Agents are pleased to offer for sale this immaculately presented TWO BEDROOM GROUND FLOOR MAISONETTE. Clacton-on-Sea's town centre and mainline railway station are approximately three quarters of a mile away. An internal viewing is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- 17'1 Lounge
- 13'9 Kitchen
- Gas Central Heated
- Double Glazed Windows
- Garage in Block
- Private Gardens
- Within 200 Metres of Seafront
- Council Tax Band B
- EPC Rating C



Price £200,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door to;

ENTRANCE HALLWAY

Doors to Lounge and Kitchen.

KITCHEN

13'9 x 8'4

Laminated rolled edge work surfaces with inset one and a half bowl stainless steel single drainer sink unit. Inset four ring gas hob. Built in waist height oven and grill. All appliances not tested. Plumbing and space for washing machine, dishwasher, tumble dryer and fridge freezer. The vendor has informed us that some whitegoods will remain. Selection of grey and white units at both eye and floor level. Wall mounted gas boiler not tested. Tiled splash backs. Matching breakfast bar. Double glazed window to side with shutter blinds. open access to;



HALLWAY

Radiator. Storage. cupboard. Doors to;

LOUNGE

17'2 max x 12' max

Double glazed window to front with shutter blinds. Radiator.



SHOWER ROOM

Fully tiled modern fitted suite comprising of; Low level W.C. Vanity hand wash basin with drawers under. Independent shower cubicle with wall mounted shower (not tested). Heated towel rail. Double glazed window to side with fitted shutter blinds.



BEDROOM ONE

14' x 8'9

Double glazed window to rear with fitted shutter blinds. Radiator. Selection of fitted bedroom furniture.



BEDROOM TWO

10'9 x 7'9 max

Double glazed window to rear with fitted shutter blinds. Radiator.



OUTSIDE - REAR

Communal driveway leading to rear of property where you have private hard standing area and Garage. Garage door was fitted in 2024.



OUTSIDE FRONT

Private front garden commencing with sand stone patio paved area with remainder being laid to lawn. Enclosed by panelled fencing and picket fencing.



AGENTS NOTES

Since the property was purchased by the current owner, a variety of works have been completed including renewal of all double glazed windows and doors, Garage door, boiler and new electric consumer unit.

FURTHER NOTE:

This property is a freehold maisonette and we are aware that it should be possible to obtain a mortgage, however, you would need to make your own enquiries before committing to a purchase.

EH 0325

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.

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

Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band ; Payable 2025/2026 £ Per Annum

Length of lease (years remaining): 953

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£):

Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note:

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.
Made with Metropix ©2025

Selling properties... not promises

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

Sheen's
The Action Agents