



Alton Park Road Clacton-on-Sea, CO15 1EA

Sheen's Estate Agents are pleased to offer this TWO BEDROOM GROUND FLOOR FLAT. This property is being offered with NO ONWARD CHAIN. The property is a Leasehold property which has 88 years on the lease with Ground Rent of £10.00 per annum and Service Charge of £290.00 per annum. Clacton's town centre, sea front and mainline railway station are located within three quarters of a mile. An early internal inspection is recommended to appreciate the accommodation on offer.

- Two Bedrooms
- 15'1 x 11'5 Lounge
- 18'9 x 11'5 Kitchen
- Gas Central Heating (n/t)
- Ground Floor Flat
- Separate W/C & Separate Bathroom
- No Onward Chain
- Council Tax Band B
- EPC Rating C



Price £130,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE

15'1 x 11'5

Radiator. Double glazed window to front.



KITCHEN

18'9 x 11'5

Fitted with a range of wall mounted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit. Integrated four ring hob. Integrated oven/cooker. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted gas combination boiler (not tested). Double glazed window to front.



BEDROOM ONE

12'8 x 9'9

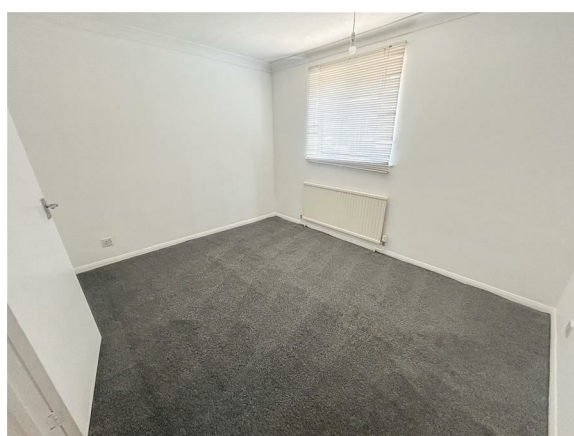
Radiator. Double glazed window to rear.



BEDROOM TWO

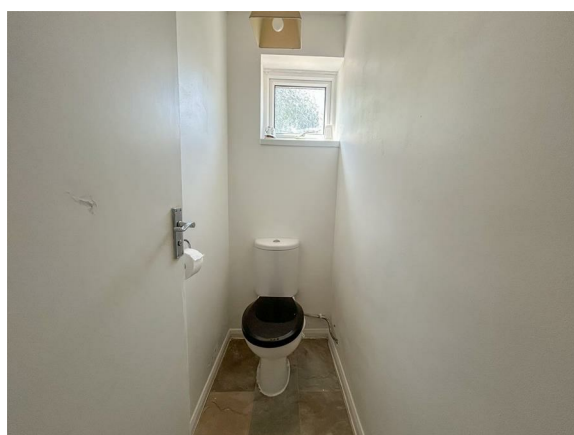
11'5 x 9'4

Radiator. Double glazed window to rear.



W/C

Low level W/C. Double glazed window to rear.



BATHROOM

Pedestal hand wash basin. Panelled bath. Heated towel rail (not tested). Double glazed window to front.



OUTSIDE

One allocated parking space. Communal lawns. Communal washing line area.



EH 07/26

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band ; Payable 2026/2027 £1731.31 Per Annum

Length of lease (years remaining): 88 Years Annual ground rent amount (£10.00): Ground rent review period (year/month): Annual service charge amount (£290.00): Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

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.



GROUND FLOOR



59, ALTON PARK ROAD, CLACTON-ON-SEA, ESSEX, CO15 1EA

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
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