



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

Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM FIRST FLOOR FLAT situated close to Clacton-on-Sea's sea front and benefits from having DISTANT SEA VIEWS. The accommodation is located approximately half a mile from Clacton-on-Sea's town centre and three quarters of a mile from Clacton's mainline railway station. Offering No Onward Chain, an internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 12'6 x 11'6 Lounge
- 7'10 x 6'11 Kitchen
- Bathroom
- Electric Heating (n/t)
- Communal Parking & Gardens
- Distant Sea Views
- No Onward Chain
- Council Tax Band B
- EPC Rating C



**Price £165,000 Leasehold - Share of Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Wooden glazed entrance door to:

### ENTRANCE HALLWAY

Airing cupboard. Storage heater. Door to:

### LOUNGE

12'6 x 11'6

Partial sea views. Storage heater. Two double glazed windows to side. Open access to:



## KITCHEN

7'10 x 6'11

Fitted kitchen suite comprising: Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with oven under and extractor hood above (not tested). Space for fridge freezer. Space for washing machine or dish washer. Selection of matching wall units with cupboards and draws at both eye and floor level. Doubled glazed window to side.



## BEDROOM ONE

11'5 x 9'5

Distant partial sea views. Wall mounted electric radiator (not tested). Doubled glazed window to side.



## BEDROOM TWO

6'8 x 7'7

Wall mounted electric radiator (not tested). Double glazed window to side.



## BATHROOM

Three piece white suite comprising: Low Level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Panelled bath with wall mounted shower head attachment above. Fully tiled. Heated towel rail. Double glazed window to side.



## OUTSIDE

Communal parking areas accessed via both Coan Avenue & Wash Lane. Communal lawned gardens with bin areas.



## Material Information (Leasehold Property)

Tenure: Leasehold

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

Length of lease (years remaining): 91 Annual ground rent amount (£): N/A Share of freehold Annual service charge amount (£): £900.00

Any Additional Property Charges: N/A

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewage

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

Non-Standard Property Features To Note: N/A

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.

## BA 06/26

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](http://www.sheens.co.uk).

## 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

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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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