



Selsey Avenue Clacton-On-Sea, CO15 1NQ

Sheen's are pleased to offer for sale this ONE BEDROOM FIRST FLOOR FLAT with partial SEA VIEWS from the lounge. Situated just off of Martello Bay's beaches and in our opinion, in excellent condition, this would make a great holiday home, first time purchase or buy to let investment.

- One Bedroom
- 13'1 x 11'1 Lounge
- 9' Kitchen
- Modern Shower Room
- Double Glazed Windows
- Electric Heating (n/t)
- Partial Sea Views
- Allocated Parking
- Council Tax Band B
- EPC Rating C



Price £129,995 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal security entrance door to

COMMUNAL ENTRANCE HALL

Stair flight to all floors.

FIRST FLOOR LANDING

Personal entrance door to:

ENTRANCE HALL

Storage cupboard, electric heater (not tested).



LOUNGE

13'1 x 11'1

Double glazed window offering partial sea views. Fitted window shutters. Two electric heaters (not tested). The vendor has informed us that they will be leaving a freestanding electrical fire. Folding door leading to;

KITCHEN

9' x 6'8

Comprises; laminated roll edge work surfaces with inset one and a half bowl stainless steel single drainer sink unit. Inset four ring electric hob with oven under. Plumbing and space for washing machine, under counter fridge and under counter freezer. All appliances not test. Tiled splash backs. Selection of matching floor and wall units.. Breakfast Bar. Double glazed window to side. Fitted windows shutters.



BEDROOM

11' into wardrobes x 9'7

Double glazed window to side with fitted shutters. Fitted wall length wardrobes. Wall mounted electric heater (not tested).



SHOWER ROOM

Modern white suite comprises of low level WC. Pedestal hand wash basin. Corner shower unit with wall mounted shower (not tested). Fully tiled walls.



OUTSIDE

Communal gardens. One allocated parking space.



Material Information (Leasehold Property)

Tenure:

Length of lease (years remaining): 98 Years

Annual ground rent amount (£): £50

Ground rent review period (year/month):

Annual service charge amount (£): £1212.02

Service charge review period (year/month):

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

LE 0423

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.



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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