



## Hayes Road Clacton-On-Sea, CO15 1TU

Sheen's Estate Agents are pleased to offer this THREE BEDROOM FREEHOLD GROUND FLOOR FLAT. This property is being offered with NO ONWARD CHAIN. This property is 250 metres from Clacton's Mainline railway station. Clacton's recently regenerated beaches and sea front are also within half a mile. A viewing is highly recommended too appreciate the accommodation this property has to offer.

- Three Bedrooms
- 14'1 x 11'6 Lounge
- 11'9 x 8'7 Kitchen
- Ground Floor Flat
- Fully Double Glazed
- Gas Central Heating (n/t)
- Private Garden
- No Onward Chain
- Council Tax Band
- EPC Rating D



**Price £159,995 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

### PORCH

4'1 x 4'0

Doors leading to kitchen.



### KITCHEN

11'9 x 8'7

Fitted with a range of white fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Wall mounted gas combination boiler. Inset Ceramic sink with mixer tap. Space for cooker. Space for fridge freezer. Extractor fan (not tested). Double glazed window to front.



**DINING ROOM/BEDROOM THREE**

13'6 x 12'3

Double glazed bay window to front. Radiator.



## LOUNGE

14'1 (into bay) x 11'6

Double glazed bay window to front. Radiator.



## STUDY

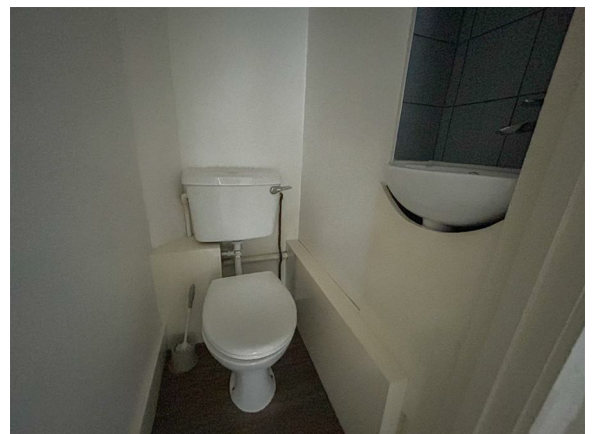
12'2 x 6'0

Storage cupboard housing water tank (not tested). Double glazed window to side onto kitchen. Door to separate W.C.



## W/C

Low level W/C. Wall mounted hand wash basin.



## BEDROOM ONE

19'7 (into bay) x 11'9

Double glazed door leading to outside front. Double glazed window to side. Radiator.



## INNER HALL

6'5 x 5'5

Built in wardrobe. Doors to bathroom.





## BEDROOM TWO

15'0 x 7'6

Double glazed window to front. Double glazed door leading to outside front. Radiator.



## BATHROOM

Low level W.C. Pedestal hand wash basin. Panelled bath with wall mounted shower attachment (not tested). Double glazed window to front.



## OUTSIDE FRONT

Gated hard standing private garden.



## EH 09/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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).

## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band - B ; Payable 2025/2026 £1662.43 Per Annum

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Mains

(Sewerage Type): Mains

(Telephone & Broadband):

Non-Standard Property Features To Note:

## Draft Details

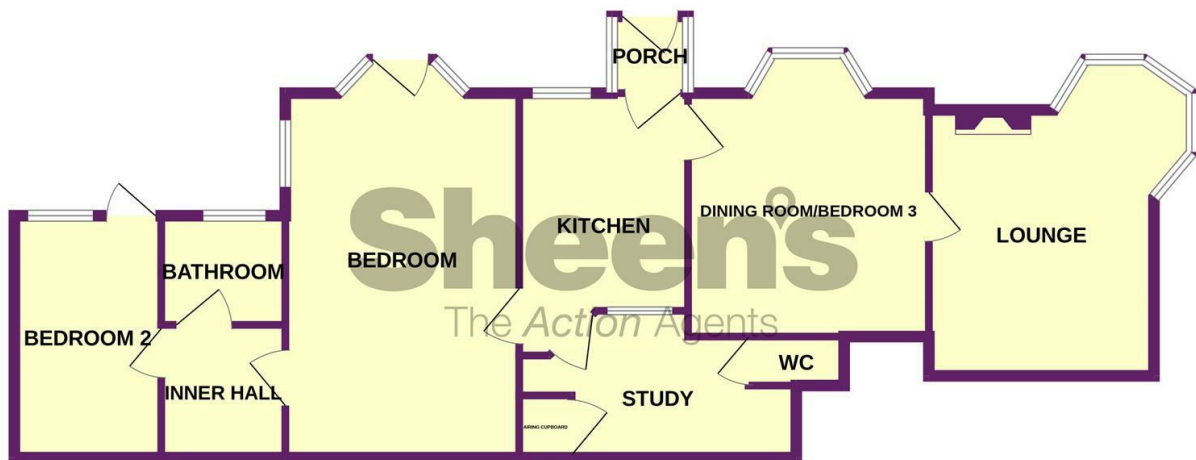
DRAFT DETAILS - NOT YET APPROVED BY VENDOR

## 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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**Sheen's**  
The Action Agents