110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The *Action* Agents



West Avenue
Clacton-on-sea, CO15 1HA

This ONE BEDROOM GROUND FLOOR FLAT would make an ideal first time purchase, buy to let investment or retirement property offering Garden, Parking and spacious Ground Floor Living. The property is conveniently positioned within 200 yards of Clacton's town centre and approximately one quarter of a mile from Clacton's seafront and mainline railway station. In the valuers opinion the property offers good size accommodation and an internal viewing is highly recommended.

- One Bedroom Ground Floor Flat
- 15' Max x 13'9 Lounge
- 11'8" x 11'4" Bedroom
- 11'9 x 16' Max Kitchen/Diner
- Double Glazed Windows
- Gas Central Heating (n/t)
- Approx 21' Private Rear Garden
- Off Street Parking
- Approx 112 Years Remaining on Lease
- EPC Rating D & Council Tax A







Price £125,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed wooden communal entrance door to:

COMMUNAL ENTRANCE HALL

Personal wooden entrance door to:

ENTRANCE HALL

Under stairs storage cupboard. Radiator. Doors to:



LOUNGE

15' into bay x 13'9 max

Double glazed bay window to front. Radiator. Wooden fire surround with tile hearth with inset electric fire (not tested).







BEDROOM

11'8 x 11'4

Double glazed window to rear. Radiator.





KITCHEN/DINER

16' max x 11'9" max x nar to 9'9

Fitted Cream high gloss fronted kitchen units. Comprises wooden square edged work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl ceramic sink unit. Inset four ring electric hob with oven under (not tested). Plumbing and space for automatic washing machine and fridge/freezer. Wall mounted gas boiler (not tested). Wood effect flooring. Radiator. Wall mounted Gas Boiler (Installed in February 2026). Double glazed window to side. Double glazed door leading to garden. Door to:







BATHROOM

Fitted with a three piece white suite. Comprises of low level WC. Panelled bath with wall mounted shower. Pedestal hand wash basin. Fully tiled walls. Heated towel rail.



OUTSIDE - FRONT

Hard paved area providing off street parking.



OUTSIDE - REAR

Approx 21' Courtyard style rear garden enclosed by panelled fencing. Mainly laid to paving for low maintenance. Raised fish pond. Enclosed by panel fencing. Shed with power and light connected with access door from garden. Access to front of property via rear gate onto Ellis Road.







CLACTON SEA FRONT

Clacton Sea Front is positioned within quarter of a mile.



Material Information (Leasehold Property)

Tenure: Leasehold
Council Tax: Tendring District Council; Council Tax Band A ; Payable 2026/2027 £1483.98 Per Annum

Length of lease (years remaining): 115 Annual ground rent amount (£): Ground rent review period (year/month): Annual service charge amount (£): Split 50/50 As and When Service charge review period (year/month):

Any Additional Property Charges: No

Services Connected:
(Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: No

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.

JE 0426

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.

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

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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