



## Japonica Court, Marine Parade East Clacton-On-Sea, CO15 5AF

Sheen's Estate Agents are pleased to offer this TWO DOUBLE BEDROOM SECOND FLOOR FLAT located along 'Marine Parade East'. This property benefits from having SEA VIEWS and is situated in the sought after area of East Clacton. This property is approximately one hundred yards of Clacton's recently regenerated Beaches and Sea Front and within one and a quarter miles of Clacton's town centre and mainline railway station. Eastcliff playing field is also located within one hundred metres. A viewing is highly recommended to appreciate the accommodation this property has to offer.

- Two Double Bedrooms
- 16'5 x 12'4 Lounge
- 10'7 x 9'8 Kitchen
- Electric Heating (n/t)
- Allocated Parking Space
- Communal Gardens
- Fully Double Glazed
- Balcony & Sea Views
- Council Tax Band B
- EPC Rating D



**Price £185,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

#### ENTRANCE HALL

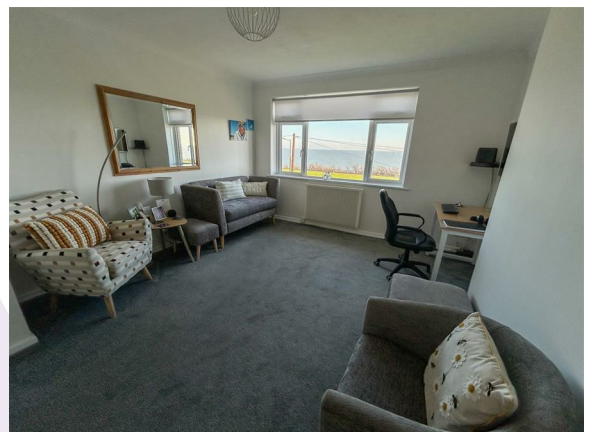
Storage cupboard. Doors leading to;



## LOUNGE

16'5 x 12'4

Electric radiator (not tested). Double glazed window to front.



### KITCHEN

10'7 x 9'8

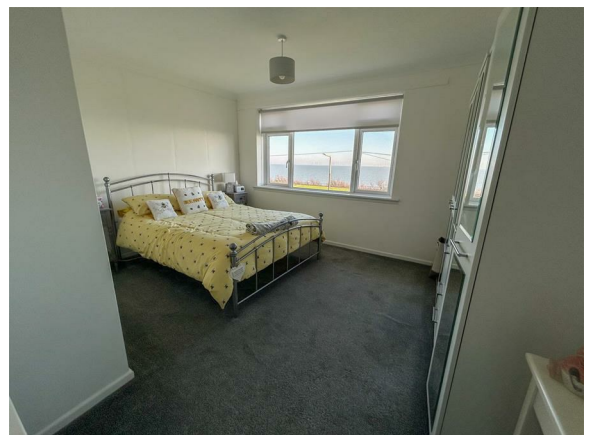
Fitted with a range of a selection of wall mounted white gloss fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset sink unit with mixer tap. Integrated electric oven (not tested). Electric four ring hob with extractor fan above (not tested). Space for under counter fridge and under counter freezer. Space and plumbing for washing machine. Storage cupboard. Double glazed window to rear. Doors leading to stair flight down too communal gardens and allocated parking space.



## BEDROOM ONE

13'3 x 11'5 nar to 9'7

Storage cupboard. Electric radiator. Double glazed window to front.



## BEDROOM TWO

13'5 x 7'2

Storage cupboard. Electric heater (not tested). Double glazed window to side. Doors leading to balcony.



## SHOWER ROOM

Low level W/C. Vanity hand wash basin with mixer tap. Shower cubical with wall mounted shower attachment (not tested). Double glazed window to front.



## OUTSIDE FRONT

Communal gardens leading up to communal entrance door.



## ALLOCATED PARKING SPACE



## COMMUNAL GARDENS

Laid to lawn. Enclosed by panelled fencing.



## Material Information (Freehold Property)

Tenure: Freehold

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

Any Additional Property Charges:

Services Connected:

(Gas): No

(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: This property is freehold, however a fee is paid annually from all residents as an agreement for all works to be carried out via this. The fee is £300.

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

## EH 03/26

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.

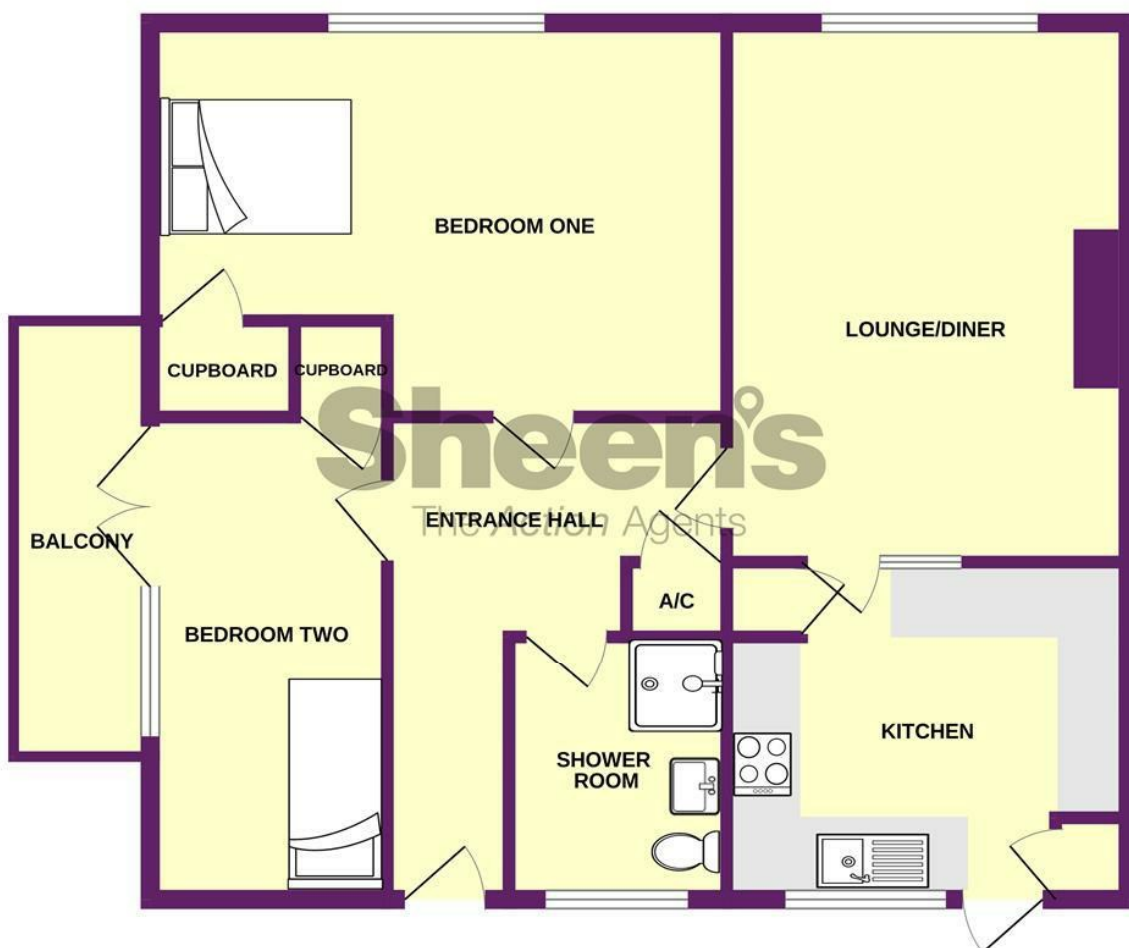
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## 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.

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## SECOND 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

