



## Holland Road East Clacton, CO15 6HD

Offered with NO ONWARD CHAIN in the Essex coastal town of Clacton-on-Sea is this TWO BEDROOM FIRST FLOOR FLAT which benefits from the remainder of a 999 Year Lease. Located in the sought after East Clacton area, the property is situated just a quarter of a mile from the sea front with the prestigious 'Gardens' area just across the road. Clacton-on-Sea's town centre and mainline railway station are located around three quarters of a mile away. An internal inspection is highly advised to appreciate the accommodation on offer .

- Two Bedrooms
- 16'7 x 11'11 Lounge
- 10'9 x 10'8 Kitchen
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Communal Gardens
- Car Port with Allocated Parking Space
- No Onward Chain
- Remainder of a 999 Year Lease
- EPC Rating D & Council Tax B

**Price £169,000 Leasehold**



### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed communal entrance door with security entry system to;

#### ENTRANCE HALL

Stair flight to first floor. Private double glazed entrance door to;

#### ENTRANCE HALLWAY

Storage cupboard. Airing cupboard housing wall mounted gas combination boiler (not tested). Loft access. Radiator. Door to;



#### LOUNGE

16'7 x 11'11

Radiator. Double glazed window to front and side. UPVC double glazed door leading to balcony.





## BALCONY



## KITCHEN

10'9 x 10'8

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with mixer tap, Inset four ring electric hob with extractor hood above (not tested). Inset double oven. Selection of cream fronted wall units with cupboards and drawers at both eye and floor level. Partly tiled. Integrated dishwasher. Integrated fridge and freezer. Appliances not tested. Larder cupboard. Radiator. Double glazed window to rear. UPVC double glazed door leading to the outside rear.



## BEDROOM ONE

14'9 x 11'11

Built in wardrobes. Radiator. Double glazed window to front.



## BEDROOM TWO

12' x 10'

Radiator. Double glazed window to rear.



## BATHROOM

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



### OUTSIDE - FRONT

Front communal gardens being mainly laid to lawn with flower and shrub borders. Pathway leading to communal entrance door. Side access leading to communal rear gardens and parking area.



### OUTSIDE - REAR

To the rear of property is communal lawned gardens with flower and shrub borders. Washing area. Access to allocated parking area and Car port.



### CAR PORT AND ALLOCATED PARKING

Accessed via a driveway from neighbouring road Southcliff Park.

## LE 0425

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 (Leasehold Property)

Tenure: Leasehold Council Tax Band: B

Length of lease (years remaining): 940 Annual ground rent amount (£):10 Ground rent review period (year/month): TBC Annual service charge amount (£): 1118.70 Service charge review period (year/month): Dec 2026

Any Additional Property Charges: N/A

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains

Mobile Signal -

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Internet - Ultrafast up to 2000mb

Non-Standard Property Features To Note: N/A

## Lease Disclaimer

It is up to any interested party to satisfy themselves of the lease details with their legal representative before entering into a contractual agreement.

## 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.

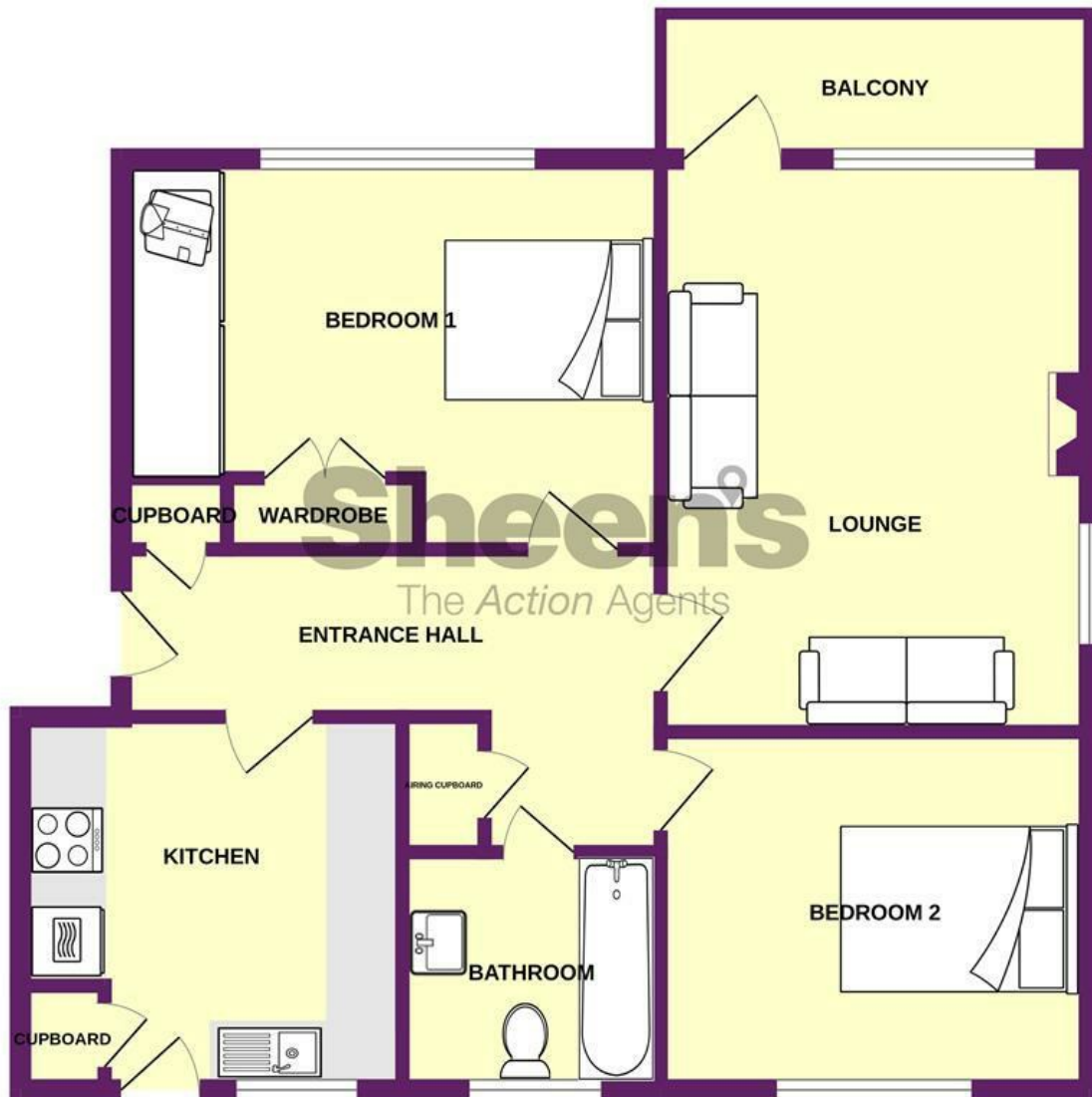
## Draft Details

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

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

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