



**LYON CLOSE,
CLACTON-ON-SEA, ESSEX, CO15 6EX
£215,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this extremely well presented bungalow occupying an enviable position within this highly regarded development. The property can be found within walking distance of Clacton's seafront and town centre with the added convenience of bus stops just outside. An internal viewing is recommended to fully appreciate the recent improvements made to this retirement property.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Station Road turning left into Carnarvon Road. Take the first right into Skelmersdale Road, proceed past the railway station on your left and at the junction with Holland Road, turn left into Holland Road. Take the third left into Lyon Close onto the development. Turn immediately left into the car park area, in the parking on the far side you will discover the bungalow overlooking communal gardens.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS *

* 16'2 x 11' LOUNGE DINER *

* REFITTED KITCHEN * MODERN REFITTED SHOWER ROOM *

* GAS CENTRAL HEATING TO RADIATORS * UPVC DOUBLE GLAZING *

* CONVENIENT COMMUNAL PARKING *

* CLOSE PROXIMITY TO SEAFRONT, TOWN AND ADJACENT BUS STOPS *

* EXCLUSIVELY AVAILABLE TO THE OVER 55s *

* NO ONWARD CHAIN * SOLE AGENTS *

ENTRANCE HALL:

UPVC replacement double glazed entrance door to entrance hall. Radiator. Tiled flooring, Built in storage cupboard housing wall mounted gas boiler, further built in airing cupboard. Access to loft. Doors to all rooms.

LOUNGE DINER: 16'2 (4.93m) x 11'0 (3.35m)

Recently redecorated. Radiators. Timber fire surround. UPVC double glazed bay window to side. Arch to:

KITCHEN: 9'8 (2.95m) x 9'0 (2.74m)

Recently redecorated and refurbished with a range of white coloured units comprising of laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers under, range of matching eye level cupboards, larder cupboard. Tiled flooring. Double glazed window to front overlooking communal gardens.

BEDROOM ONE: 10'10 (3.30m) x 10'10 (3.30m)

(to fitted wardrobes). Radiator. Fitted his'n'hers double wardrobes. New carpet. Double glazed window to rear.

BEDROOM TWO: 9'1 (2.77m) x 9'0 (2.74m)

Radiator. New carpet. Double glazed window to front.

SHOWER ROOM:

Refitted white coloured suite comprising of shower quadrant, vanity wash basin, low level WC. Radiator. Tiling to walls, vinyl tiled flooring. Double glazed window to front.

OUTSIDE:

Well maintained communal gardens to front and rear with ample communal parking in close proximity to the property. Bus stops serving Clacton's town centre and Holland on Sea can be found to the front of the development.

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AGENTS NOTES:

Material information for this property.

Tenure: Leasehold.

Council Tax Band: B. EPC Rating D.

Services connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - Yes. The property is held on the balance of a 125 year lease granted 1st September 1991. The current ground rent payable is £196 per year. The current maintenance charge is £1,714 per annum although we understand there is a rebate of approximately £300.

Non standard property features to note - Yes. This is a retirement property and the occupiers of the property must be at least 55 years of age.



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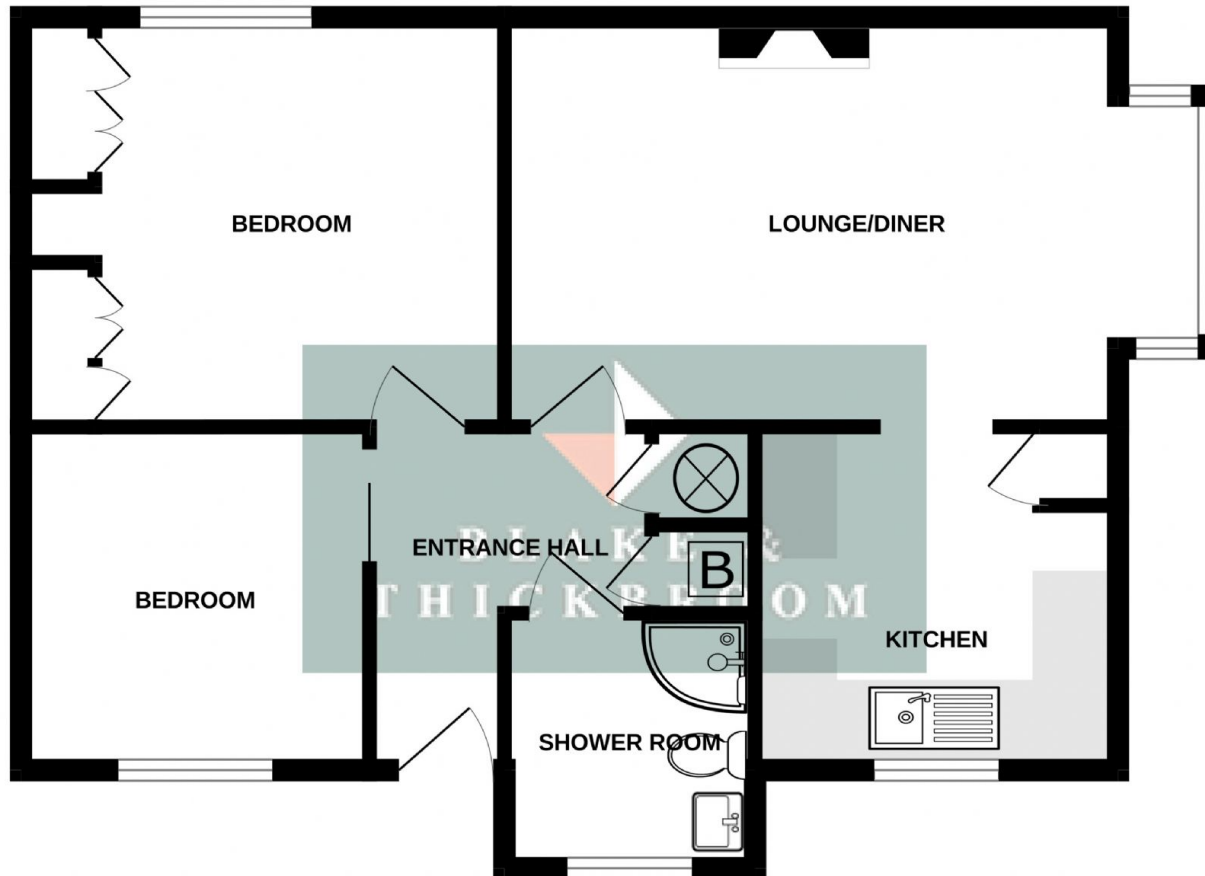
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GROUND FLOOR
56.3 sq.m. (606 sq.ft.) approx.



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TOTAL FLOOR AREA : 56.3 sq.m. (606 sq.ft.) approx.

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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