



DESCRIPTION:
WALKING DISTANCE TO SEAFRONT, RAILWAY STATION AND TOWN CENTRE.
A well presented purpose built ground floor freehold maisonette situated in the sought after East Clacton area and being conveniently located within walking distance of Clacton's town centre, seafront and mainline railway station. The maisonette is offered for sale with no onward chain and an early viewing is recommended to avoid disappointment.

DIRECTIONS:
PROCEED FROM: Clacton's town centre along the High Street, straight across the traffic lights into the second part of the High Street leading into Holland Road. Continue along Holland Road for approximately quarter of a mile and the property can be found on the left hand side just past the turning to Southcliff Park.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * TWO BEDROOMS *
- * 17'9 LOUNGE DINER *
- * 11'4 FITTED KITCHEN *
- MODERN SHOWER ROOM *
- * DOUBLE GLAZING * GAS HEATING VIA RADIATORS *
- * ALLOCATED FRONT AND REAR GARDENS * DETACHED GARAGE *
- * NO ONWARD CHAIN * FREEHOLD *
- * WALKING DISTANCE TO SEAFRONT, RAILWAY STATION AND TOWN CENTRE *
- * KEYS TO VIEW * SOLE AGENTS *

ENTRANCE HALL:
Double glazed entrance door to entrance hall. Three storage cupboards. Radiator.

BEDROOM ONE: 12'0 (3.66m) x 10'0 (3.05m)
Radiator. Window to rear.

BEDROOM TWO: 11'0 (3.35m) x 10'5 (3.18m)
Radiator. Window to rear.

SHOWER ROOM:
Fitted with modern suite comprising of walk in shower cubicle, pedestal wash basin, low level WC. Heated towel rail. Part tiled walls. Window to side.

KITCHEN: 11'4 (3.45m) x 7'8 (2.34m)
Well appointed with a range of white laminated fronted units comprising of laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with mixer tap, cupboards under, eye level cupboards, inset four ring gas hob with single oven below, extractor hood above. Wall mounted combi boiler. Part tiled walls. Window to side, double glazed door to outside.

LOUNGE DINER: 17'9 (5.41m) x 11'6 (3.51m)
Ornamental moulded fire surround with fitted electric fire. Radiator. Bay window to front (secondary double glazed).

OUTSIDE:
Lawned front garden with well stocked flower and shrub borders, side gate access leading through to allocated lawned rear garden with flower and shrub borders, further pathway leading to the base of the garden with detached garage.

GARAGE:
Garage with up and over door (in need of attention at time of inspection). Potential parking to the front of the garage with an established shared drive with access from Southcliff Park. Please note potential purchasers will need to obtain planning permission for dropped kerb access from Southcliff Park to have official off road parking.

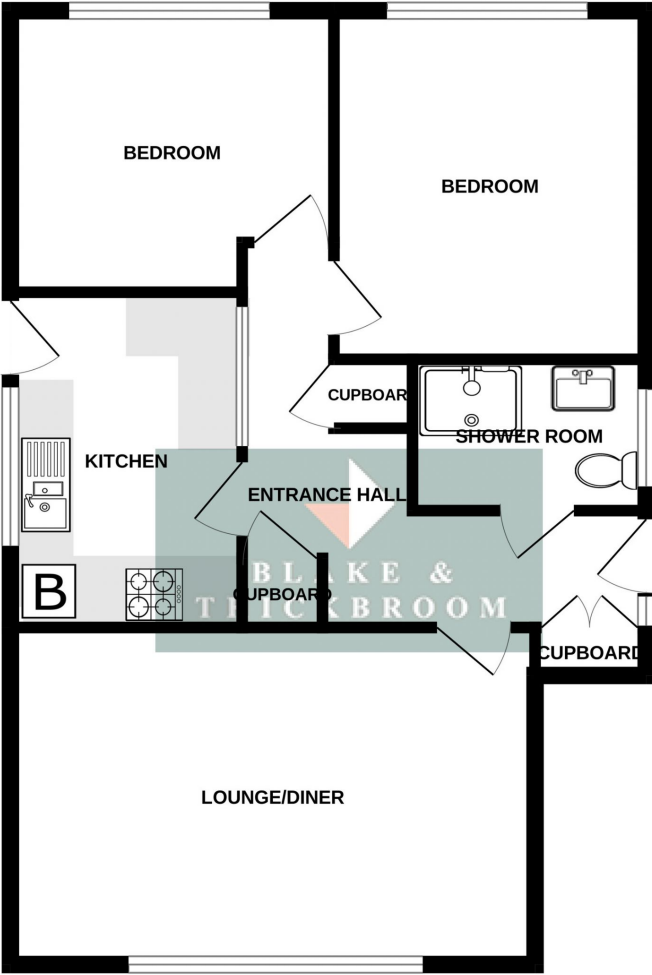
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AGENTS NOTES:
Material information for this property.
Tenure is Freehold.
Council Tax Band B.
EPC Rating TBA.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Unknown. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - No.
Non standard properties features to note - Yes. The property has a garage to the base of the garden with a shared driveway with access from Southcliff Park however there is no dropped kerb access from Southcliff Park to the driveway and therefore we cannot state that there is potential off road parking to the rear of the garden with the garage. Prospective purchasers will need to apply for planning permission for dropped kerb access to have official off road parking. Please note the garage and shared driveway has been used since the properties were originally built.



GROUND FLOOR



HOLLAND ROAD, CLACTON-ON-SEA, ESSEX, CO15 6ND

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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