

**Marine Parade East, Clacton-on-Sea  
CO15 6AD  
£150,000 Leasehold**

**Town & Country**  
residential sales and lettings





- SEAFRONT FLAT
- CHAIN FREE
- TWO BEDROOMS
- GROUND FLOOR
- SEAVIEWS
- GAS TO RADIATOR HEATING
- DOUBLE GLAZING
- FITTED KITCHEN
- ALLOCATED PARKING SPACE
- CLOSE TO THE TOWN CENTRE

## CHAIN FREE

### GENEROUSLY SIZED TWO BEDROOM GROUND FLOOR APPARTMENT WITH SEAVIEWS

A great opportunity to acquire this well-proportioned property located in this prominent location over looking the seafront and out towards the pier.

The town centre is also close to hand with restaurants shops and the mainline railway station with its direct links to London's Liverpool Street station.

The property benefits from gas to radiator central heating, double glazing and wood laminate flooring to most rooms.

The accommodation comprises of communal entrance hallway, entrance hall, lounge/diner, kitchen, bathroom and two bedrooms.

Outside there is an allocated parking space directly in front of the premises.





The accommodation with approximate room sizes are as follows:

#### **COMMUNAL ENTRANCE**

Security intercom with access door and communal hall.

#### **ENTRANCE HALLWAY**

Entry phone, built-in airing cupboard, wood laminate flooring, radiator.

#### **LOUNGE/DINER**

17' 4" x 12' 1" (5.28m x 3.68m)

Double glazed window to front elevation with sea views, wood laminate flooring, two radiators.

#### **KITCHEN**

8' 5" x 6' 1" (2.56m x 1.85m)

Double glazed window to front elevation with sea views. One and a quarter bowl inset sink unit cupboards under, range of floor standing cupboards and drawers, wall mounted matching units. Wall mounted Baxi gas boiler, four ring gas hob with electric oven under, space for fridge/freezer, tiled splash backs and tiled flooring.

#### **BEDROOM ONE**

11' 10" x 10' 5" (3.60m x 3.17m)

Double glazed window to rear elevation, built-in wardrobe cupboard, wood laminate flooring, radiator.

#### **BEDROOM TWO**

10' 2" x 7' 11" (3.10m x 2.41m)

Double glazed window to rear elevation, wood laminate flooring, radiator.

#### **BATHROOM**

6' 1" x 6' 1" (1.85m x 1.85m)

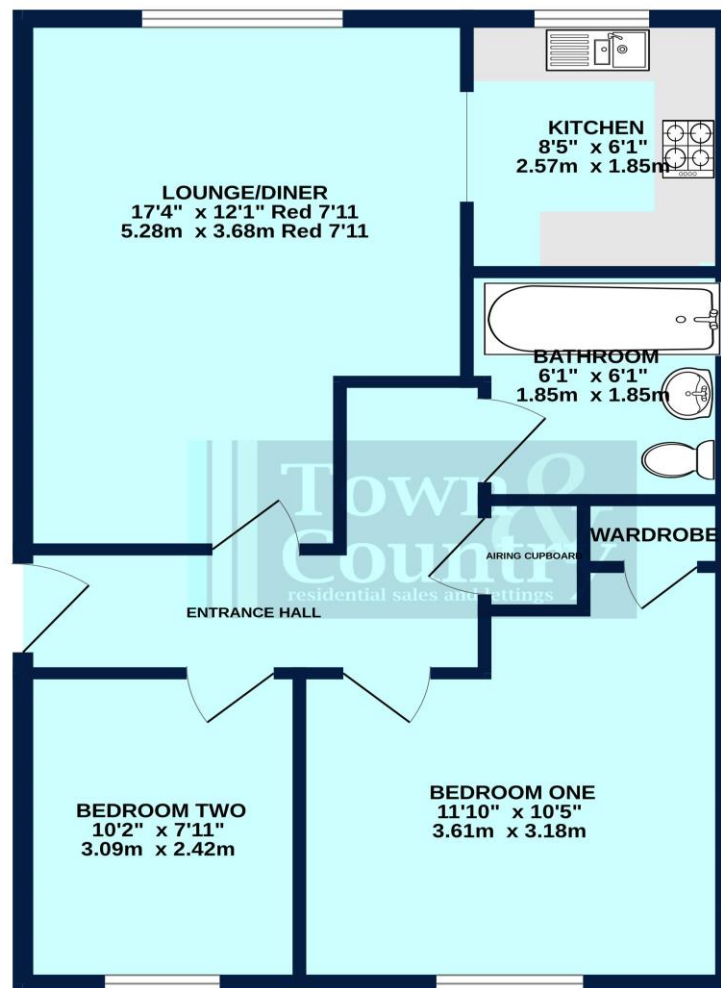
Extractor fan, low level WC, pedestal wash hand basin, panel bath with Triton shower unit over and shower screen, drop light switch, radiator, tiled walls and tiled flooring.

#### **OUTSIDE**

There is an allocated parking space underneath the kitchen window to the front of the block.



## 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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