



## The Grove, Clacton-On-Sea

A well-presented split level maisonette ideally located within close proximity to Clacton town centre, seafront and mainline train station. Offering bright and spacious accommodation across two floors, the property also benefits from allocated off-road parking, making it an ideal first-time purchase or investment opportunity.

Guide price £140,000

# The Grove

Clacton-On-Sea, CO15



- Split level one bedroom maisonette
- Bright bay-fronted living room with excellent natural light
- Open-plan layout with staircase feature
- Modern fitted kitchen with integrated oven and ample storage
- Contemporary ground floor shower room
- Neutral décor throughout, ready to move straight into
- Low-maintenance courtyard style outside space
- Central Clacton location within walking distance to seafront and town centre

## The Property

The property opens into a bright and airy living room featuring a bay window which floods the space with natural light. The room benefits from neutral décor, fitted carpets and a feature fireplace, creating a comfortable main living area.

The layout flows through to the rear where the staircase rises to the first floor, adding character to the space. The kitchen is positioned at the back of the property and is fitted with a range of modern wall and base units, work surfaces, integrated oven, hob and extractor, along with space for additional appliances. A rear door provides access outside.

Also on the ground floor is a contemporary shower room, fitted with a walk-in shower, wash hand basin, WC and heated towel rail, finished with modern tiling.

Upstairs, the property offers a well-proportioned double bedroom featuring a bay window, allowing for plenty of natural light and providing a bright and comfortable sleeping space.

## The Outside

To the rear of the property there is allocated off-road parking for one vehicle, providing a valuable and convenient feature in this central location.

## The Area

The Grove is centrally located within Clacton-on-Sea, offering convenient access to a wide range of local amenities including shops, supermarkets, cafés and restaurants.

The seafront and beach are within walking distance, along with Clacton Pier and leisure facilities. Clacton train station is also easily accessible, providing direct links to Colchester and London Liverpool Street, making the property suitable for commuters as well as those seeking a coastal lifestyle.

## Further Information

Tenure - Leasehold

Council Tax - Tending Band A

Property Construction - Brick

Water, sewage, gas and electricity Mains

Service Charge - 40% of building costs (variable)

Ground Rent - £150pa

Sellers position - Vacant, no chain

## Mobile Coverage

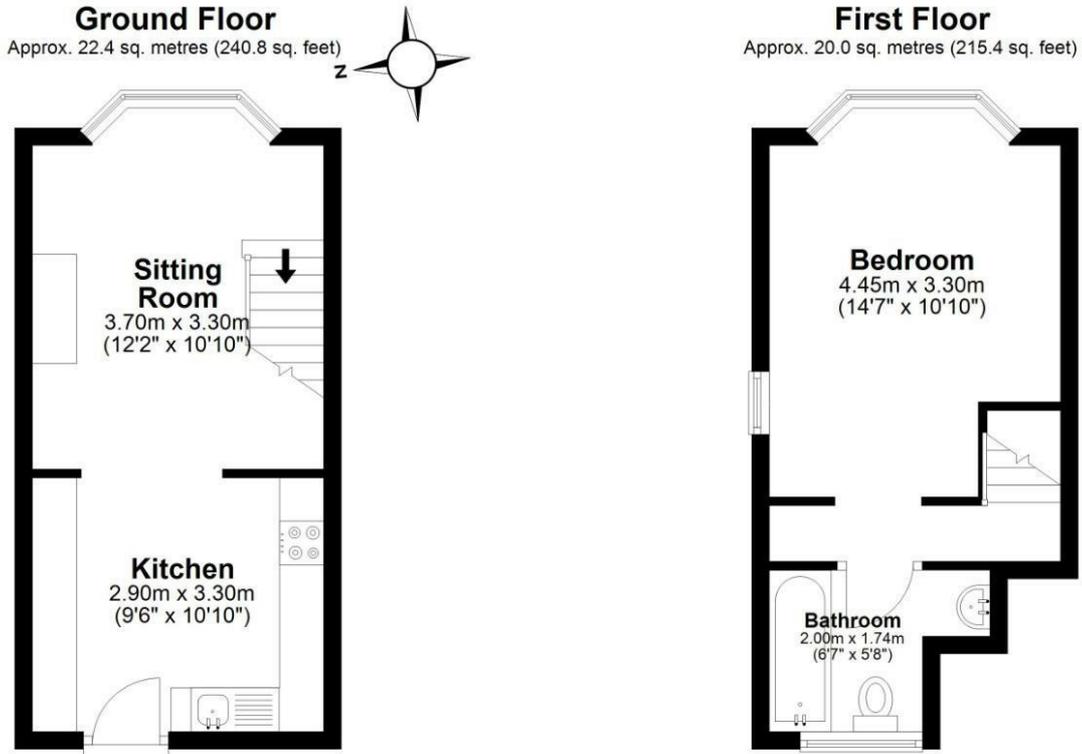
EE Good outdoor, variable in-home

There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available

O2 Good outdoor and in-home



# Floor Plan



Total area: approx. 42.4 sq. metres (456.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

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