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Sheen's
The Action Agents



Eastern Promenade Point Clear Bay, CO16 8LG

Positioned with panoramic views of the 'Colne Estuary' along the Essex Coastline is this cavity brick built FOUR DOUBLE BEDROOM DETACHED FREEHOLD HOUSE which includes it's own section of beach directly in front of the property. Situated within the coastal village of Point Clear the property is approximately six miles away from Clacton's town centre, sea front and mainline railway station. Offering spacious accommodation and superb views, an early inspection is strongly advised.

- **Four Double Bedrooms**
- **17'11 x 14'4 Lounge**
- **14'5 x 10'1 Open Plan Kitchen**
- **Master Bedroom With En-Suite**
- **Family Bathroom**
- **Front Garden with Panoramic Estuary Views**
- **Off Street Parking**
- **Ownership Of Beach To Front Shoreline**
- **No Onward Chain**
- **EPC Rating E**



Price £365,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Stair flight to first floor. Built in under stairs storage cupboard. Wood effect laminate flooring. Wall mounted electric heater (not tested). Doors to:



BEDROOM TWO

17'11 x 13'3

Wall mounted electric heater (not tested). Wood effect laminate flooring. Double glazed windows to either side of property.



BEDROOM THREE

16'4 x 10'8

Wall mounted electric heater (not tested). Wood effect laminate flooring. Double glazed windows to side and rear.



BEDROOM FOUR

10'10 x 10'8

Wall mounted electric heater (not tested). Wood effect laminate flooring. Double glazed window to side.



FAMILY BATHROOM

12'4 x 6'9

Fitted with a modern white suite. Corner panel bath. Pedestal wash hand basin. Independent shower cubicle. Low level W.C. Part wood panel walls. Tiled flooring. Extractor fan (not tested). Sunken spot lights. Double glazed window to rear.



FIRST FLOOR



LOUNGE

17'11 x 14'4

Wood effect laminate flooring. Two wall mounted electric heaters (not tested). Double glazed window to side. Double glazed window and patio doors to front garden with panoramic views across the Colne Estuary. Open access to:



VIEWS FROM LOUNGE WINDOW & DOORS



KITCHEN

14'5 x 10'1

Open plan onto living area. Fitted with a range of white panel laminate fronted units. Laminated rolled edge work surfaces with cupboards, drawers and storage space under. Range of matching wall mounted units. Inset circular bowl and drainer stainless steel sink unit with mixer tap. Inset four ring ceramic hob with integrated extractor hood above. Integrated oven and microwave. Integrated under counter fridge, freezer and washing machine (all appliances not tested). Wood effect laminate flooring. Double glazed window to side. Tiled splash backs. Sunken spotlights. Door to:



OPEN PLAN LIVING & KITCHEN AREA



MASTER BEDROOM SUITE

16'1 x 17'11 nar 11'10

Built in double wardrobe. Additional fitted wardrobes. Wall mounted electric heater (not tested). Wood effect laminate flooring. Two double glazed windows to front. Door to:



EN-SUITE

Double shower cubicle. Pedestal wash hand basin. Low level W.C. Sunken spot lights. Extractor fan (not tested). Double glazed window to side.

OUTSIDE - REAR

The property is situated on Eastern Promenade. Facing the road is a shingled garden providing off street parking which is enclosed by double metal gates and small brick wall. To the sides of the property are raised accesses to the front door and elevated front garden.



OUTSIDE - FRONT

The front of the property faces the promenade with views over the sea wall across to the Colne Estuary. The property has a private paved garden enclosed by small panel fencing with gate leading onto promenade. The property also benefits from owning the section of beach in front of the property up to the shoreline.



VIEW OF PROPERTY FROM PROMENADE



VIEWS OF THE BEACH



Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: No

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: Please note that the property does not have a completion certificate. However the Planning department at Tendring District council have confirmed in writing the following:

'various completion inspections were carried out in 2005 resolving issues arising from the build. Therefore the work was completed on site to what was considered to be compliance with the Building Regulations. Unfortunately it is not possible after this considerable period of time to issue a Building Regulations approval and therefore a completion certificate but hopefully this letter will suffice.'

JE 0319

MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

Particular Disclaimer

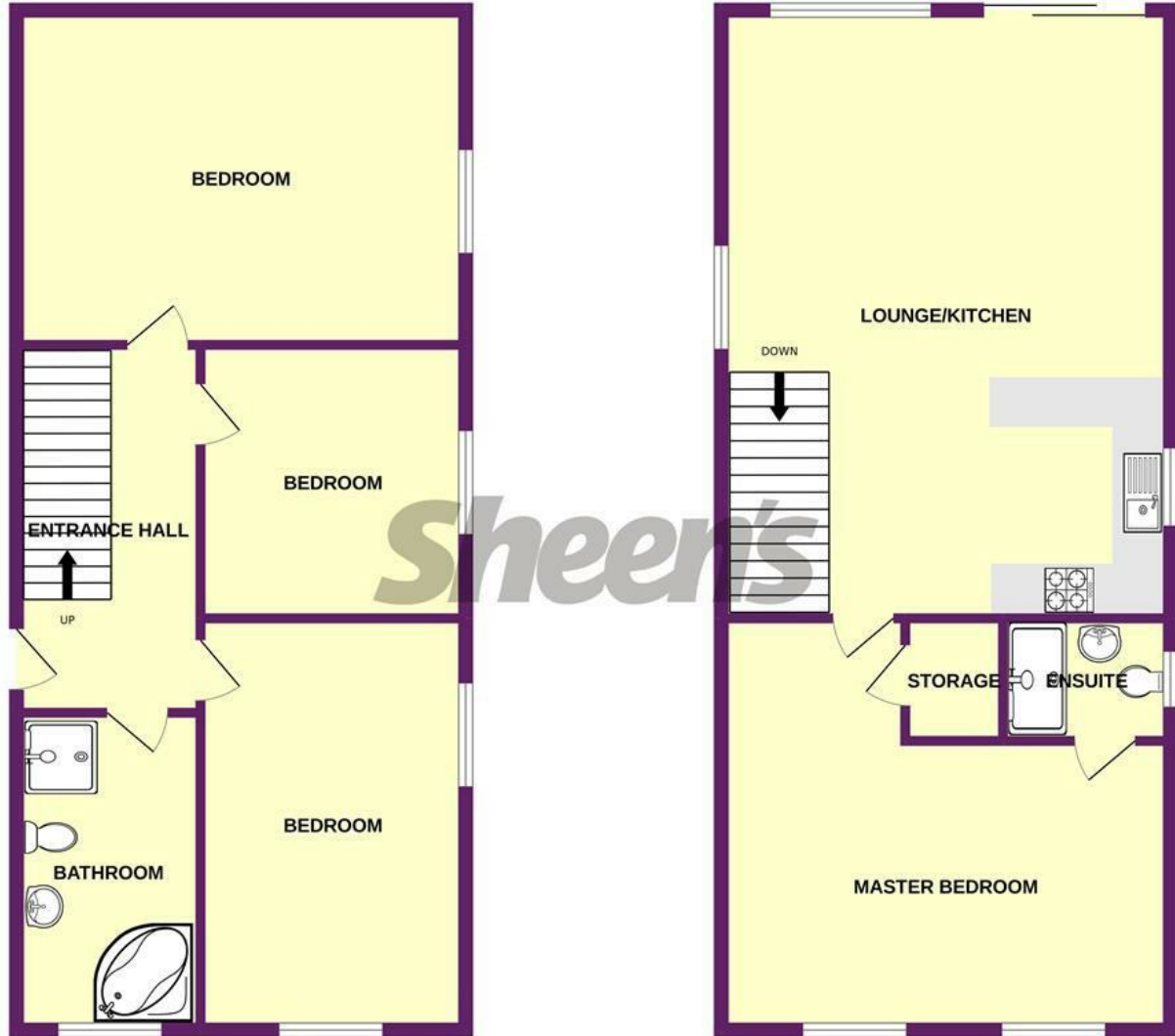
Eastern Promenade, Point Clear Bay, CO16 8LG

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.



GROUND FLOOR

1ST 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

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