



## Southcliff Park East Clacton, CO15 6HH

This impressively extended individual property is positioned in one of East Clacton's most sought after and prestigious roads 'Southcliff Park'. Offering THREE DOUBLE BEDROOMS, this detached older style property has been tastefully modernised which includes a beautiful Orangery and independent Office/Garden Room. The property boasts an impressive first floor Master Bedroom Suite with luxury En-Suite and Juliette balcony which overlooks the landscaped 120' rear garden. Clacton's recently regenerated sea front and beaches are located within half a mile. With spacious living accommodation and elegant decoration throughout, an early viewing is strongly advised.

- Three Double Bedrooms
- 24'6 x 11'7 Orangery
- Two Reception Areas
- Master Bedroom With En-Suite
- Four Piece Modern Bathroom
- Independent Office/Garden Room
- Gas Central Heating (n/t)
- Garage & Off Street Parking
- 120' Landscaped Garden
- EPC Rating TBC



**Price £695,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed double entrance doors to:

### ENTRANCE PORCH

Tiled flooring. Double glazed windows to front. Further double glazed entrance door to:

### ENTRANCE HALLWAY

Wood effect flooring. Radiator. Open access to Orangery & Sitting Area. Doors to Bedrooms Two & Three, Bathroom and Lounge.



### BEDROOM TWO

14' x 13'3 into bay

Built in storage cupboard. Radiator. Double glazed box bay window to front.



### BEDROOM THREE

14'2 x 13'3 into bay

Radiator. Double glazed window to side. Double glazed box bay window to front.



### SITTING ROOM

13'11 x 10'11

Radiator. Feature stained glass and leaded light effect picture window to side. Ornamental cast iron fireplace. Wooden stair case with glazed panel balusters and chrome fitments. Open access to Orangery with Door to Lounge.



ALTERNATE VIEW OF SITTING ROOM





## LOUNGE

14'4 x 13'11

Feature ornamental wooden fire surround with inset fireplace. Wood effect flooring. Radiator. Double glazed window to side. Double glazed french style doors to orangery.



## ALTERNATE VIEW OF LOUNGE



## ORANGERY

24'6 x 11'7

Brick built. Wood effect flooring. Radiator. Double glazed window to side. Feature central double glazed Lantern style skylight. Two bi-fold double glazed doors opening onto garden. Open access to Kitchen and lobby leading to Bathroom.



## ALTERNATE VIEW OF ORANGERY (1)





ALTERNATE VIEW OF ORANGERY (2)



KITCHEN

10'4 x 8'7

Fitted with a range of cream fronted units. Solid wood square edge work surfaces. Inset one and a half bowl ceramic sink unit with mixer tap. Cupboards, drawers and storage space under. Range of matching wall mounted units. Integrated dishwasher and under counter fridge & freezer. Range cooker space with part glazed and brushed chrome effect extractor hood above (all appliances not tested). Space and plumbing for washing machine. Wood effect flooring. Two double glazed windows to rear.



### ALTERNATE VIEW OF KITCHEN



### BATHROOM

Fitted with a modern four piece white suite. Comprises tiled panel bath with mixer tap and shower attachment. Independent shower cubicle. Low level W.C. Pedestal wash hand basin. Part tiled walls. Tiled flooring. Chrome effect heated towel rail. Two double glazed windows to side.



### ALTERNATE VIEW OF BATHROOM



### FIRST FLOOR

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## MASTER BEDROOM SUITE

26'8 x 23'8 nar 16'10

Two double glazed windows to front. Double glazed Juliette balcony with decorative metal railings overlooking rear garden. Radiator. Built in eaves storage cupboard. Door to En-Suite.



ALTERNATE VIEW OF MASTER BEDROOM





## EN-SUITE BATHROOM

Fitted with a luxury bathroom suite. Comprises Italian Copper rolled edge freestanding bath with independent standing mixer tap and shower attachment. Walk in double shower cubicle with glazed shower screens. Concealed cistern low level W.C. Vanity wash hand basin with storage below. Majority tiled walls. Tiled flooring. Chrome effect heated towel rail. Double glazed window to side. Three tall obscured glazed panel windows to Bedroom.



ALTERNATE VIEW OF EN-SUITE





## OUTSIDE - FRONT

Block paved driveway providing off street parking for several vehicles leading to double gates providing further gated parking with car port above. Garden enclosed by part brick wall. Access to Rear Garden.



## CAR PORT & GATED PARKING AREA



## INDEPENDENT OFFICE/GARDEN ROOM

17'2 x 12'5 nar to 9'10

Power & Light connected. Bi-fold entrance doors. Central lantern style double glazed sky light. Wood effect flooring. Wall mounted electric heater (not tested). Double glazed window to side.



INSIDE VIEW OF OFFICE/GARDEN ROOM



OUTSIDE - REAR

Approx. 125' landscaped garden. Mainly laid to lawn with array of shrubs. Block paved patio area with covered wooden pergola. Timber storage shed and summer house to remain. Enclosed by panel fencing. Personal door to garage.



VEGETABLE PLOT & GREENHOUSE





STORAGE SHED & SUMMER HOUSE



ALTERNATE VIEW OF GARDEN (1)



ALTERNATE VIEW OF GARDEN (2)



**Material Information (Freehold Property)**

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

**JE 0623**

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### Particular Disclaimer

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.

### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



INDEPENDENT OFFICE/GARDEN ROOM



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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