

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents

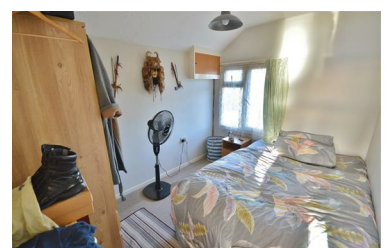
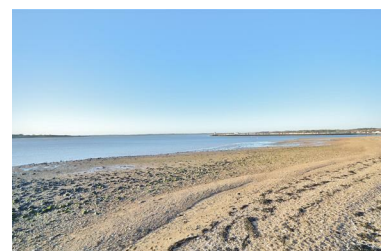


## Tower Estate Point Clear Bay, CO16 8NG

**\*\* REDEVELOPMENT POTENTIAL ON WATER FRONT \*\*** CALLING ALL BUILDERS Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM DETACHED HOUSE benefiting from OUTSTANDING PANORAMIC SEA VIEWS of the Colne estuary along the Essex coast line and in need of SUBSTANTIAL RENOVATION. The property is located within the popular coastal village of Point Clear and approximately 6 miles from Clacton-on-Sea's town centre, seafront and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 12'10 x 8'12 Lounge
- 9' x 4'11 Kitchen
- 16'9 x 9'3 Converted Garage / Utility Room
- Substantial Renovation Required
- Sea Front Position
- Off Road Parking
- Panoramic Sea Views
- Council Tax Band A
- EPC Rating G

**Price £145,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Wooden glazed entrance door leading to;

### ENTRANCE HALL

Double glazed window to side. Stair flight to first floor. Doors to;



### CONVERTED GARAGE / UTILITY ROOM

16'9 x 9'3

Space for white goods appliances. Double glazed windows to front.



### SHOWER ROOM

White suite comprising; Pedestal hand wash sink basin. Step-in shower cubicle with wall mounted electric shower and shower head attachment above (not tested). Fully tiled. heated towel rail, Glazed windows to side.

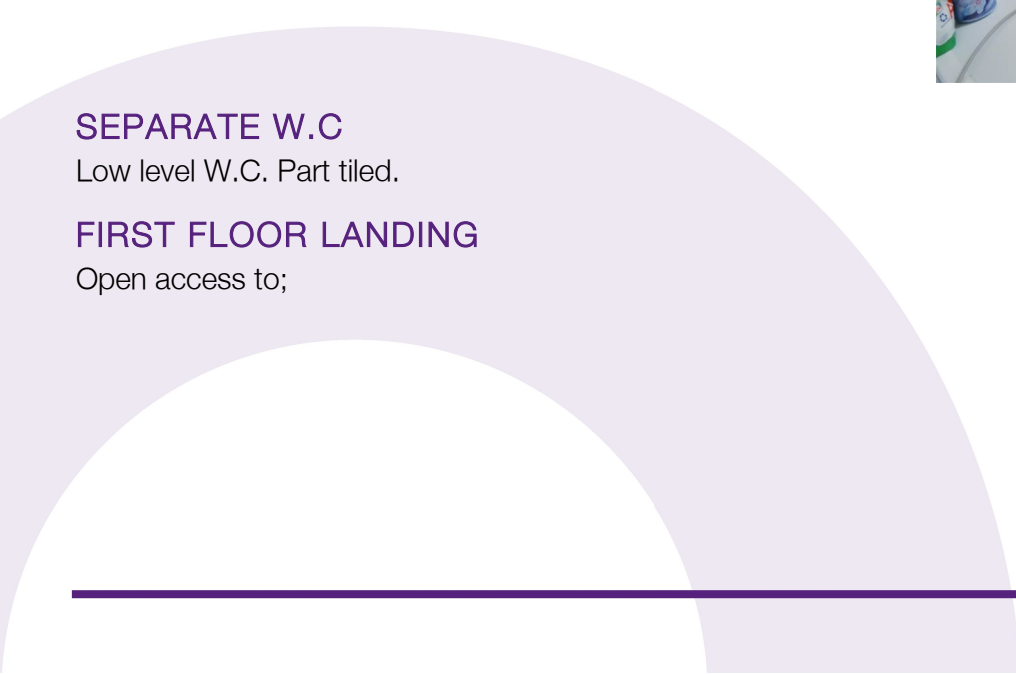


### SEPARATE W.C

Low level W.C. Part tiled.

### FIRST FLOOR LANDING

Open access to;



## LOUNGE

12'10 x 8'12

Free standing LPG gas stove. Double glazed windows to rear providing panoramic sea view. UPVC double glazed sliding door to rear. Open access to;



## VIEWS FROM LOUNGE



## PANORAMIC SEA VIEWS FROM PROPERTY



## KITCHEN

9' x 4'11

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Space for fridge and freezer. Space for electric cooker. Tiled splash backs. Selection of matching cupboards and drawers at floor level.

## BEDROOM ONE

10'2 x 8'

Double glazed windows to front.



## BEDROOM TWO

8' x 5'4

Double glazed windows to front.



## OUTSIDE

Hard standing area providing off street parking for multiple vehicles. Side pedestrian access to rear providing panoramic sea front views.



## BA 0124

ANTI-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.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

## Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: A

Any Additional Property Charges:

Services Connected:

(Gas): LPG Gas

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Broadband): Yes

Non-Standard Property Features To Note: Part Timber & Part Brick

## 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.



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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