



Fourth Avenue East Clacton, CO15 5BL

***ANNEXE ACCOMMODATION ***

A rare chance to acquire this impressive EXTENDED FOUR/FIVE BEDROOM SEMI-DETACHED CHARACTER PROPERTY located in the prestigious 'Avenues' area of East Clacton. The property offers versatile accommodation including A ONE BEDROOM SELF CONTAINED ANNEXE which is perfect for anyone looking for extended family member occupancy. Clacton's recently regenerated beaches and sea front are located around 100 metres away with the town centre and mainline railway station with its direct links into London Liverpool Street approximately one mile away. The property affords views over local adjoining Eastcliff playing fields and sea front beyond and an early internal inspection is strongly advised to appreciate all that the property has to offer.

- Four/Five Bedrooms
- One Bedroom Self Contained Annexe
- Three Reception Rooms
- En-Suite & Family Bathrooms
- Ground Floor Cloakroom
- Gas Central Heating (n/t)
- Sea Front & Eastcliff Field Views
- 100 Metres to Sea Front & Beaches
- Potential No Onward Chain
- EPC Rating D



Price £525,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed double entrance doors to:

ENTRANCE PORCH

Built in storage cupboard. Tiled floor. Double glazed windows to front and side. Further double glazed entrance door to:

ENTRANCE HALLWAY

Stair flight to first floor. Radiator. Doors to:



GROUND FLOOR CLOAKROOM

Fitted with a modern white suite. Comprises low level W.C. Corner vanity wash hand basin with cupboards below. Tiled splash backs.



SITTING ROOM

14'4 into bay x 11'10

Feature fireplace with inset log burner (not tested). Radiator. Picture rail. Double glazed bow bay window to front with views across road and greensward towards sea front.



ALTERNATE VIEW OF SITTING ROOM



LOUNGE/DINER

23'3 max x 11'11 nar 8'3

Modern inset electric fireplace (not tested). Two radiators. Double glazed double doors to rear garden.



LOUNGE AREA VIEW



DINING AREA VIEW



KITCHEN

17' x 7 plus cupboard recess

Fitted with a luxury modern fitted kitchen. Comprises range of high gloss cream and aubergine colour fronted units. Laminated Square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer taps. Integrated dishwasher. Range cooker space with feature stainless steel barrel extractor hood above. Range of tall wall to wall larder units sunken into recess incorporating integral fridge/freezer, high level stainless steel microwave/grill and oven and washing machine. Integrated slim wine cooler fridge (all appliances not tested). Tiled flooring. Tiled splash backs. Radiator. Double glazed window to side. Double glazed French style doors onto rear garden.



ALTERNATE VIEW OF KITCHEN



GROUND FLOOR STUDY/OFFICE

8'10 x 7'

Picture rail. Radiator. Double glazed mini bay window to side.
Double glazed window to front.



FIRST FLOOR LANDING

Stair flight to second floor. Radiator. Doors to:



PRINCIPLE BEDROOM

15' into bay x 11'10"

Part decorative feature wood panel wall. Picture rail. Radiator. Double glazed bow bay window to front with views across road and greensward towards sea front. Door to En-Suite Shower Room



ALTERNATE VIEW OF PRINCIPLE BEDROOM



VIEWS FROM PRINCIPLE BEDROOM



EN-SUITE SHOWER ROOM

7' x 4'6

Fitted with a modern three piece white suite. Comprises Independent shower cubicle. Concealed cistern low level W.C. Vanity wash hand basin with cupboards and drawers below with fitted matching side cabinets. Radiator. Double glazed window to front.



BEDROOM TWO

17'8 max x 9 nar 8'4

Wood effect flooring. Radiator. Double glaze French style doors to Juliet Balcony with views across road and Eastcliff field towards sea front.



ALTERNATE VIEW OF BEDROOM TWO



VIEWS FROM BED TWO JULIET BALCONY



BEDROOM THREE

13' x 8'2

Decorative feature wood panel wall. Wood effect flooring. Radiator. Double glazed windows to rear and sides with views across road and Eastcliff field towards sea front. Double glazed door leading onto side balcony walkway (Balcony walkway not fully enclosed - leads to outside stairs).



ALTERNATE VIEW OF BEDROOM THREE



VIEWS FROM BEDROOM THREE



BEDROOM FOUR/DRESSING ROOM

10'8 x 7

Wood effect flooring. Radiator. Double glazed window to side.



BATHROOM

11'3 max x 6'11

Fitted with a modern four piece white suite. Comprises independent shower cubicle with rainfall shower head. Panel Jacuzzi bath with mixer tap and hair wash shower attachment. Vanity wash hand basin with cupboards below. Part tiled walls. Tiled flooring. Radiator. Built in airing cupboard. Double glazed window to side.



ALTERNATE VIEW OF BATHROOM



SECOND FLOOR LANDING

Door leading to loft storage space. Further door to:



BEDROOM FIVE

15'4 nar 9'9 x 11'5

Part sloping ceiling 'L' Shaped room. Wood effect flooring. Radiator. Double glazed windows to side and rear with views over Eastcliff field onto sea front beyond.



VIEWS FROM BEDROOM FIVE



OUTSIDE - FRONT

Front garden is mainly laid to shingle providing off street parking. Paved pathway. Flower and shrub borders. Additional small front Courtyard garden patio leading to access to main Double Entrance doors, Annexe Entrance door & outside stair case to Balcony/Walkway. Gate gives side pedestrian access to rear garden.



OUTSIDE - REAR

Approx. 54' landscaped rear garden. Mainly laid to shingle with array of decorative flower and shrub borders. Timber summer house. Enclosed by panel fencing. Open access onto Annexe Garden.



ANNEXE ACCOMMODATION

Double glazed entrance door to:



ANNEXE KITCHEN

14' max x 9'2 max

Fitted with a range of matte grey fronted units. Marble effect square edge work surfaces with cupboards and drawers below. Inset circular stainless steel sink unit with mixer taps. Inset four ring ceramic electric hob. Electric oven below (appliances not tested). Tile effect flooring. Double glazed window to front. Open access to Annexe Lounge.



ALTERNATE VIEW OF ANNEXE KITCHEN



ANNEXE LOUNGE

14'4 x 8'

Radiator. Double glazed window to side. Double glazed patio doors to side. Access to:



ANNEXE LOBBY

Built in double storage cupboard. Wood effect flooring. Radiator. Doors to:

ANNEXE BATHROOM

Fitted with a modern four piece white suite. Comprises panel bath with mixer tap and hair wash shower attachment. Independent shower cubicle. Concealed cistern low level W.C. Vanity wash hand basin with cupboards below. Part tiled walls. Radiator. Two double glazed windows to side.



ANNEXE BEDROOM

10'1 plus door recess x 9'8

Part decorative wood panel walls. Wood effect flooring. Radiator. Double glazed window to side. Double glazed French style doors to Annexe Garden.



ANNEXE GARDEN

Courtyard style garden. Mainly laid to shingle. Shrubs. Enclosed by panel fencing. Open access to main residence garden.



CLACTON SEA FRONT

The property is positioned within 100 metres of the sea front and regenerated beaches.



EASTCLIFF PLAYING FIELD/GREENSWARD

The property is backing onto the Eastcliff Playing Field/Greensward.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: Main Property Band D & Annexe Accommodation Band A

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: No

JE 0324

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.

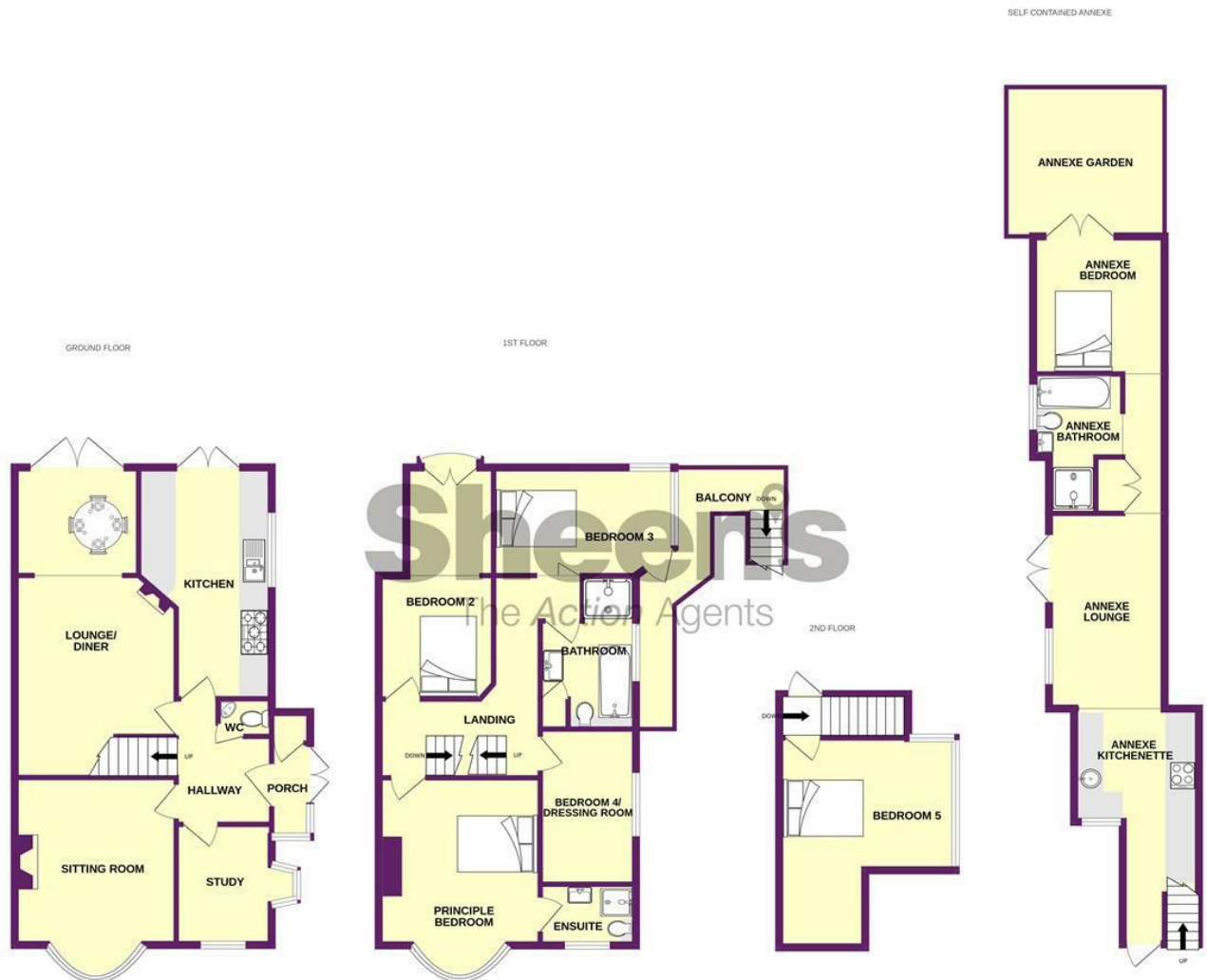
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients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

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



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.
 Made with Metropix ©2024

Selling properties... not promises

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
 ☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

