

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



## Kings Road Clacton-On-Sea, CO15 1BG

Located in the prestigious 'Royals' area of the Essex Coastal town of Clacton-on-Sea is this deceptively spacious THREE DOUBLE BEDROOM, TWO RECEPTION AREA, DETACHED CHALET BUNGALOW. The property benefits from a 110' x 22' Southerly facing rear garden and is situated just a quarter of a mile from the Beach. The versatile accommodation includes a GYM/OFFICE (POTENTIAL ANNEXE ACCOMMODATION) located at the rear of the garden. An early internal inspection is strongly advised to appreciate the accommodation on offer.

- **Three Bedrooms**
- **Gym/Office with Kitchen Area & Shower (Potential Annexe Accommodation)**
- **En-Suite to Master Bedroom**
- **Two Reception Rooms**
- **Modern Family Bathroom**
- **Gas Central Heating (n/t)**
- **Off Street Parking**
- **Versatile Accommodation**
- **110' x 22' South Facing Garden**
- **Council Tax Band E / EPC Rating E**



**Price £485,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed composite door to:

#### ENTRANCE PORCH

5'2 x 4'1

Wood effect flooring. Door to:



#### ENTRANCE HALLWAY

Door to Stair flight to first floor Bedroom Three. American style fridge/freezer space. Radiator. Exposed brickwork. Open Access to Kitchen. Further Doors to Bedroom One, Lounge & Inner Hallway.



## KITCHEN

12'9 x 7'6

Fitted with a range of pale blue matte finish fronted units. Comprises square edge wood effect work surfaces. Cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Under counter washing machine and tumble dryer spaces. Range cooker space with concealed extractor hood above (not tested). Tiled splash backs. Wood effect flooring. Double glazed window to front.



## ALTERNATE VIEW OF KITCHEN



## BEDROOM ONE

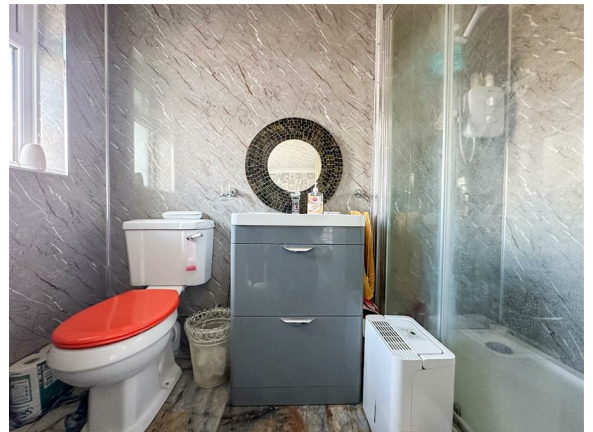
18'4 into bay x 8'8

Built in wardrobes. Wood effect flooring. Radiator. Double glazed bay window to front. Door to En-Suite.



## EN-SUITE

Fitted with a modern three piece white suite. Comprises double shower cubicle. Vanity wash hand basin with grey gloss drawers below. Low level W.C. Decorative bathroom panelling. Wood effect flooring. Double glazed window to front.



## LOUNGE/DINER

21'8 x 16'8

Two radiators. Wood effect flooring. Skylight. Double glazed window to side. Double glazed double doors with matching side panelling to rear. Open access to Sitting Room/Study.



## ALTERNATE VIEW OF LOUNGE/DINER



## LOUNGE AREA VIEW



### SITTING ROOM/STUDY AREA

16'10 x 9'9

Wood effect flooring. Built in double storage cupboard.



### INNER HALLWAY

Wood effect flooring. Built in double storage cupboard housing gas combination boiler (not tested). Built in storage cupboard. two double glazed windows to side. Radiator. Doors to:



## BEDROOM TWO

16'1 x 13'

Exposed brick chimney breast. Radiator. Wood effect flooring. Double glazed patio doors leading to raised rear wooden decked patio area and garden.



## FAMILY BATHROOM

7'9 x 5'5

Fitted with a modern three piece bathroom. Comprises roll top bath with decorative feet and central mixer tap. Concealed cistern low level W.C. Vanity wash hand basin with dark blue cabinets below. Two tone polished ceramic fully tiled walls. Wood effect flooring. Double glazed window to side.



## FIRST FLOOR





### BEDROOM THREE

16'6 x 9'9

Radiator. Part sloping ceilings. Built in eaves storage cupboards.  
Double glazed windows to front and rear.



**OUTSIDE - FRONT**

Front garden is part enclosed by small brick wall. Block paved driveway providing off road parking for numerous vehicles. Remainder laid to lawn.



## OUTSIDE - REAR

Approx 110' x 22' southerly facing rear garden. Mainly laid to lawn. Large metal storage shed. Additional brick built outside shed. Block paved patio area. Raised wooden decked area. Enclosed by panel fencing. Access to Gym/Office (Potential Annexe).



ALTERNATE VIEW OF GARDEN



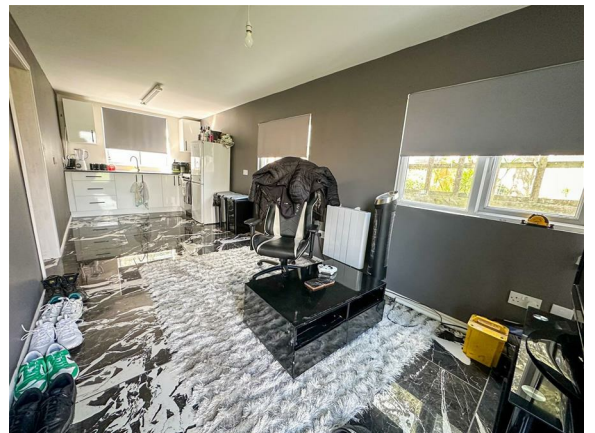
GYM/OFFICE (POTENTIAL ANNEXE)



## GYM/OFFICE ROOM ONE

22'2 x 7'11

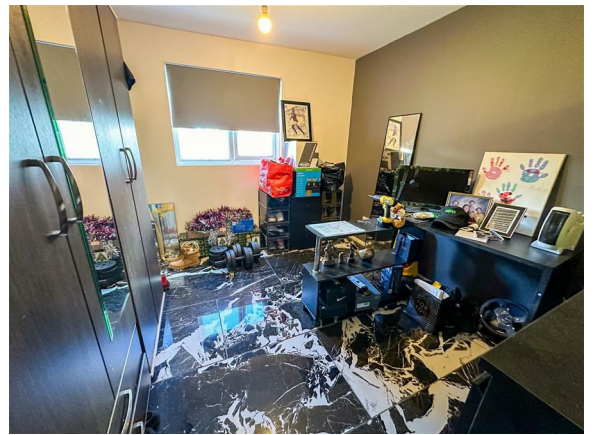
Fitted white gloss fronted units. Comprises Laminated work surfaces with cupboards and drawers below. Wall mounted units. Inset single drainer sink unit with mixer tap. Cooker space. Tall fridge/Freezer space. Two double glazed windows to side. Double glazed window to rear. Large decorative designer black and white gloss floor tiles. Wall mounted electric heater (not tested). Door to Gym/Office Room Two.



## GYM/OFFICE ROOM TWO

16'10 x 9'4

Large decorative designer black and white gloss floor tiles. Wall mounted electric heater (not tested). Double glazed window to front. Door to Shower Room.



## GYM/OFFICE SHOWER ROOM

9'3 x 4'6

Fitted with a modern three piece white suite. Comprises large walk in shower cubicle. Low level W.C. Vanity wash hand basin with black gloss fronted cabinets below. Decorative wall panels. Large decorative designer black and white gloss floor tiles. Double glazed window to rear.



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

### JE 0424

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.

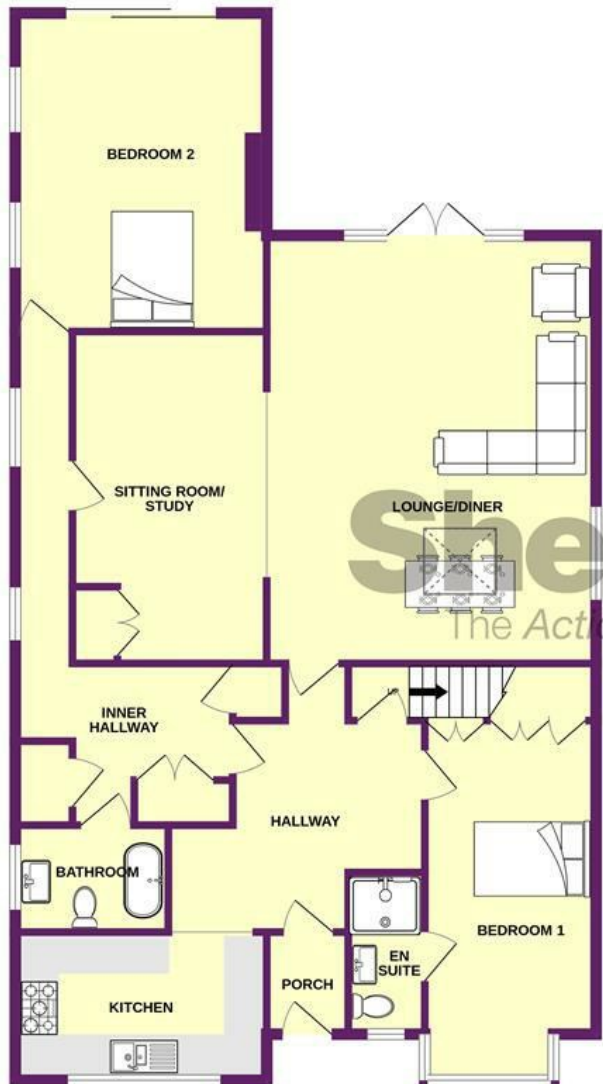
### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

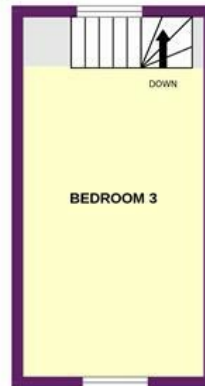
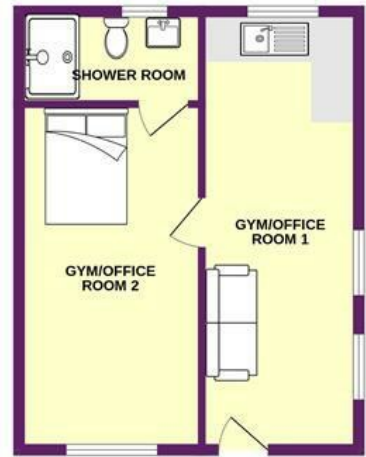


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GROUND FLOOR



GYM/OFFICE  
(POTENTIAL ANNEXE)



**Sheen's**  
1ST FLOOR  
The Action Agents

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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