

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



## Portsmouth Road Clacton-On-Sea, CO15 1BP

Located on the popular 'Martello Bay' development on the Essex coast in Clacton-on-Sea is this TWO BEDROOM END-TERRACED HOUSE just 150 Metres from the award winning Martello Bay Beach. Clacton's town centre and mainline railway station with its direct links into London Liverpool Street are positioned around one mile away. An early viewing is strongly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 13'5 x 12'11 max. Lounge
- 12'11 Kitchen/Diner
- 8'9 D/Glazed Conservatory
- Three Piece Bathroom
- Gas Central Heating (n/t)
- Garage & Parking
- 30' South Facing Garden
- 150 Metres From Martello Beach
- Council Tax B & EPC Rating C



**Price £235,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE HALL

Stair flight to first floor. Door to:

### LOUNGE

Wood effect flooring. Radiator. Under stairs recess. Double glazed window to front.



### KITCHEN/DINER

12'11 x 8'7

Fitted with a range of wood effect panel fronted units. Comprises marble effect laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit with mixer tap. Inset four ring gas hob with inset under counter electric oven. Integrated washing machine (all appliances not tested). Space for slimline dishwasher. Tall fridge/freezer space. Wall mounted gas combination boiler (not tested). Tiled splash backs. Wood effect flooring. Radiator. Double glazed window to rear. Double glazed double doors to Conservatory.



## KITCHEN AREA VIEW



## CONSERVATORY

8'9 x 8'4

Part brick built. Poly carbonate roof. Tiled flooring. Double glazed windows to sides and rear. Double glazed sliding patio doors to rear garden.



## FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE

12'11 x 10'3 max

Built in Double wardrobe, Additional built in storage cupboard. Radiator. Wood effect flooring. Double glazed window to front.



## BEDROOM TWO

9'8 x 6'2

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



## BATHROOM

Fitted with a three piece white suite. Comprises panel bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Radiator. Double glazed window to rear.



## OUTSIDE - FRONT

Small lawned front garden. Block paved area providing allocated parking space. Garage in Block. Additional shared communal parking area located under archway by neighbouring properties. Gate gives side pedestrian access to rear garden.



## GARAGE IN BLOCK

Garage in Block with up and over door. Brick built garage with tiled pitched roof. Accessed via shared block paved area adjacent to property off of Portsmouth Road.



## OUTSIDE - REAR

Approx 30' South facing garden. Mainly laid to lawn. Paved patio area. Timber storage shed. Enclosed by panel fencing.



## MARTELLO BEACH

The award winning Martello Bay beach is situated within 150 metres.



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B 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

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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.  
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## Selling properties... not promises

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