



Lee Wick Lane Point Clear, CO16 8ES

Nestled in the charming village of Point Clear, Essex, this unique THREE BEDROOM DETACHED CHALET offers a tranquil retreat with stunning farmland and distant sea views. The property boasts a spacious 22' lounge and a modern 12'5 fitted kitchen, this home is ideal for hosting gatherings or simply relaxing. One of the highlights of this property is the additional self-contained annexe, perfect for guests or as a rental opportunity. Situated on approximately 1 acre of land, this chalet provides a sense of privacy and serenity, a rare find in such a desirable location. Parking for numerous vehicles along with its garage, adds convenience to this already impressive property.

- **Three Bedroom Detached Chalet**
- **One Bedroom Self Contained Annexe**
- **22'1 Lounge**
- **12'8 Dining Room**
- **Situated on Approximately 1 Acre Plot**
- **Garage and Off Street Parking**
- **Oil Central Heated (n/t)**
- **Village Location**
- **Council Tax Band E**
- **EPC Rating TBC**



Price £700,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Composite and double glazed entrance door to;

ENTRANCE HALL

Stairflight to first floor. Doors to;

LOUNGE

22'1 x 11'1 max

Double glazed sliding patio doors to front and rear. Double glazed window to side. Log burner. Two radiators.



KITCHEN

12'5 x 11'1

Fitted grey high gloss comprising of; Granite effect work surfaces with inset one and a half bowl single drainer ceramic sink unit. Inset double oven. Matching Island with four ring electric hob and extractor over. All appliances not tested. Selection of matching grey high gloss units at both eye and floor level. Plumbing and space for double fridge freezer. Radiator. Double glazed window to front. open access to Dining Room. Door to;



UTILITY ROOM

11'8 x 9'6

Comprises; Laminated rolled edge work surfaces with inset single drainer sink unit. Plumbing and space for washing machine and tumble dryer. Floor standing oil boiler (not tested). Selection of grey high gloss units at both eye and floor level. Storage cupboard. Double glazed window to rear. Double glazed door to side porch.



SIDE PORCH

Double glazed windows to side. Double glazed door leading to garden. Door to;

CLOAKROOM

Comprises; Low level W.C. Wall mounted hand wash basin. Half tiled walls.



DINING ROOM

12'8 x 9'6

Designer radiator. Double glazed patio doors leading to;



CONSERVATORY

17'8 x 11'8

Double glazed windows to both sides and rear aspects. Double glazed sliding door to rear garden.



FIRST FLOOR LANDING

Storage cupboard. Doors to;

BEDROOM ONE

12'6 x 11'6

Double glazed windows to front with field and far reaching sea views. Radiator. Open access to;



DRESSING AREA

9'2 x 8'6

Double glazed patio doors to side. Door giving access to storage area.



BEDROOM TWO

12'8 x 11'1

Double glazed window to front with fields views and far reaching sea views. Radiator.



BEDROOM THREE

9'9 max x 8'9

Double glazed window to rear. Radiator.



BATHROOM

Modern suite comprising; Low level W.C. Vanity hand wash basin with cupboards under. Walk-in bath with shower attachment. Part tiled walls. Radiator. Two double glazed windows to rear.



ANNEXE

As previously mentioned, this property benefits from a One Bedroom Self Contained Annexe. The accommodation as follows;

Double glazed entrance door;



LOUNGE

20' max x 17' max

Double glazed window to front, side and rear. Two radiators. Door to;



BEDROOM

11'4 x 7'9

Double glazed window to front. Radiator. Built in sliding door wardrobes.



INNER LOBBY

Storage cupboard. Doors to;

SHOWER ROOM

White suite comprising of; Low level W.C. Pedestal hand wash basin, Double length independent shower cubicle with wall mounted shower (not tested). Part tiled walls. Radiator. Double glazed window to front.



KITCHEN

9'9 x 7'8

Modern white kitchen comprises; Laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit. Inset four ring induction hob with oven under. All appliances not tested. Selection of matching cupboards and drawers at both eye and floor level. Tiled splash backs, Double glazed window to side. Door leading to garden area.



ANNEXE GARDEN AREA



OUTSIDE - REAR

As previously mentioned, the property sits on a plot of approximately 1 acre with the side and rear gardens being a selection of lawned and shrub area with an array of outbuildings, greenhouses and static caravans. Fish pond. Patio area. Substantial side access to both sides.



SIDE



OUTSIDE - FRONT

Metal gates providing vehicular access to driveway providing off street parking for numerous vehicles leading to garage. Remainder being laid to lawn and shrubs.



LE 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.

Material Information (Freehold Property)

Tenure: E

Council Tax Band: Freehold

Any Additional Property Charges:

Services Connected:

(Gas): No

(Oil heating): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Cesspit

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

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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