

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

Sheen's
The Action Agents



Burnham Court Clacton-On-Sea, CO15 1RE

Located in the popular Martello Bay Development with its award winning beaches, Sheen's are pleased to offer for sale this THREE BEDROOM END TERRACED TOWN HOUSE. The property enjoys panoramic views over Clacton's golf course to the rear and views over Clacton-on-Sera's seafront to the front. Clacton's town centre and mainline railway station are approximately one mile away. An internal viewing is highly recommended to appreciate the accommodation on offer.

- **Three Bedrooms**
- **Two Reception Area**
- **10'10 Modern Fitted Kitchen**
- **Gas Central Heated**
- **Bath and Shower Rooms**
- **Balcony with Sea Views**
- **Golf Course Views**
- **Garage and Parking for Several Vehicles**
- **Council Tax Band D**
- **EPC Rating TBC**



Price £385,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed leaded light entrance door to;

ENTRANCE HALLWAY

Stairflight to first floor. Radiator. Understairs storage cupboard. Additional storage cupboard. Double glazed door leading to garden. Door leading to Storage garage which has plumbing and space for washing machine and tumble dryer. Doors to;

BEDROOM THREE

10'3 x 6'9

Built in double wardrobes. Radiator. Double glazed window to front.



SHOWER ROOM

White suite comprising of; Low level W.C. Vanity hand wash basin with cupboards and drawers under. Double length shower cubicle with integrated shower (not tested). Heated towel rail. Part tiled walls. Double glazed window to rear.



FIRST FLOOR LANDING

Stairflight to second floor. Radiator. Double glazed windows to rear with views over garden and to Clacton-on-Seas' golf course and beach. Doors to;



KITCHEN

10'8 x 8'6

Comprises; Laminated rolled edge works surfaces with inset single drainer ceramic sink. Inset four ring gas hob with oven under and extractor hood over. All appliances not tested. Plumbing and space for dishwasher. Selection of matching light grey shaker style units at both eye and floor level. Sunway style splash backs, Wall mounted gas boiler concealed in cupboard (not tested). Plumbing and space for fridge freezer. Double glazed window to rear offering golf course and Clacton beach views. Open access to;



DINING ROOM

10' x 8'2

Double glazed window to front with view across road to Clacton-on-Sea's seafront. Radiator. Open access to;



LOUNGE

12'3 x 12'9

Two radiators. Double glazed sliding doors to balcony offering views across road to Clacton's seafront.



BALCONY VIEW



SECOND FLOOR LANDING

Double glazed window to rear with views over golf course and seafront. Radiator. Airing cupboard. Loft access. Doors to;

BEDROOM ONE

12'12 max x 9'3

Double glazed window to front with views across road to seafront.
Radiator. Built in double wardrobes.



BEDROOM TWO

10'4 max x 10'4

Double glazed window to front with views across road to seafront.
Radiator. Built in double wardrobe.



BATHROOM

White suite comprising; Low level W.C. Vanity hand wash basin with cupboards under. Panelled bath with shower attachment.
Radiator, Part tiled walls, Double glazed window to rear.



OUTSIDE - REAR

measuring approximately 55' in depth and commencing with paved patio area. Remainder being laid to shingle. Well stocked with flower and shrub borders. Greenhouse. Substantial timber storage and potting shed. Side pedestrian access to front via side gate.



OUTSIDE - FRONT

Hardstanding driveway leading to storage garage providing off street parking for numerous vehicles and/or small boat. Further block paved area providing additional off street parking.



MARTELLO BEACH

The property is located in the Martello Bay area with Clacton-on-Sea's award winning beaches just a stones throw away.



LE 0524

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: D

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains drainage (Telephone & Broadband): TBC

Non-Standard Property Features To Note:

Particular Disclaimer

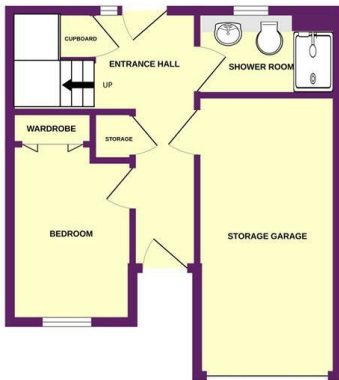
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



1ST FLOOR



2ND 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.
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

