

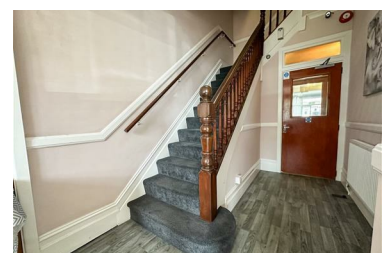


Wellesley Road Clacton-On-Sea, CO15 3PP

'Regent House' is an imposing character TWENTY TWO BEDROOM DETACHED FORMER CARE HOME located on the edge of the town centre in the popular Essex seaside town of Clacton-on-Sea. Clacton's mainline railway station and sea front are conveniently positioned around of quarter of a mile away. Offering an exciting Investment opportunity, an early inspection is advised to appreciate the well maintained condition of and spacious and versatile accommodation on offer.

- Former Care Home
- 22 Bedrooms over Three Floors
- Five Reception Rooms
- Five Bathrooms & Multiple W.C's
- Parking For Several Vehicles
- Close To Amenities
- Town Centre Location
- No Onward Chain/Vacant Possession
- Investment Opportunity
- Council Tax E & CEPC Rating C

Price £690,000 Freehold



The accommodation comprises approximate room sizes:-

Hardwood glazed entrance door to:

ENTRANCE HALLWAY

Stairflight to all floors. Radiator. Door to Inner Lobby & Lounge.



FRONT LOUNGE

15'8 into bay x 13'11 max

Double glazed bay window to front. Radiator.



INNER LOBBY

Two built in storage cupboards. Doors to Dining Room, Rear Lounge, Bedroom 22 & Second Entrance Hallway.

SECOND ENTRANCE HALLWAY

Stair flight with fitted stair lift to all floors. Further hardwood glazed entrance door to front. Door to Bedroom 21.

BEDROOM 21

12'4 x 10'10

Radiator. Double glazed window to side. Door to Office.

SHOWER ROOM

Shared access Shower Room between Bedrooms 21 & 22. Fitted with a three piece suite. Comprises independent shower cubicle. Low level W.C. Pedestal wash hand basin. Heated towel rail. Fully tiled walls. Double glazed window to side.



BEDROOM 22

15'4 into bay x 12' max

Two built in double wardrobes. Radiator. Double glazed bay window to front.



DINING ROOM

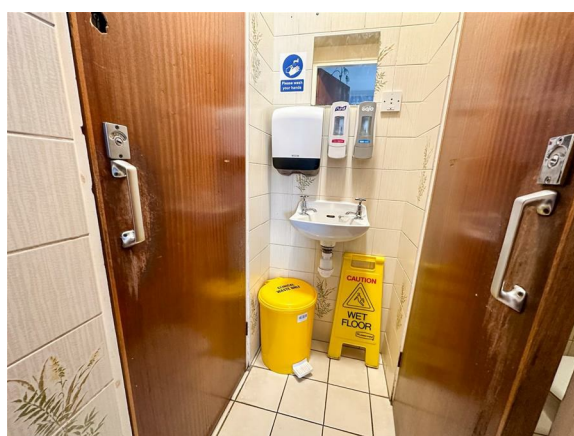
32' x 20'3" nar 12'6"

'L' Shaped Dining Room Cabinets with laminated rolled edge work surfaces. Four ring electric hob with extractor above. High level oven and microwave. (all appliances not tested). Two radiators. Double doors and windows to rear. Door to Kitchen. Doors to Lobby with W.C's.



LOBBY & W.C's

Lobby with access to two separate cloakrooms fitted with low level W.C's. Fully tiled walls. Tiled flooring. Lobby has wash hand basin.



KITCHEN

26'3 x 12'4 nar 7'8

Fitted with a range of industrial Stainless steel work stations. Feature AGA (not tested). Range of freestanding kitchen equipment (Potential to be included with the sale depending on price negotiated). Wall mounted gas boiler (not tested). Windows and door to side.



REAR LOUNGE

24'3 x 12'2

Feature ornamental fire surround. Radiator. Glazed windows and doors to Staff/Sun Room.



STAFF/SUN ROOM

14'9 x 8'8

Radiator. Windows overlooking rear garden.



STAFF SLEEP IN ROOM

18'2 x 8'1 max

Radiator. Windows to side and rear. Doors to En-Suite Staff Shower Room & door to Office.



EN-SUITE STAFF SHOWER ROOM

Fitted with a three piece suite. Comprises independent shower cubicle. Low level W.C. Vanity wash hand basin with cupboards below. Tiled splash backs. Window to rear.



OFFICE

12'6 x 7'3

Radiator. Double glazed window to side. Door to Rear Lounge and Bedroom 21.



FIRST FLOOR LANDINGS

Array of storage cupboards. Doors to:

BEDROOM 1

12' x 7'2

Radiator. Double glazed door to front Balcony.



BEDROOM 2

12'5 x 12'9

Radiator. Double glazed window to front. Double glazed door to front Balcony. Door to Bedroom 3.



BEDROOM 3

12'9 x 9'1

Built in wardrobes. Double glazed window to side.



BATHROOM

Fitted with a three piece suite. Comprises Panel bath with mixer tap and shower attachment. Low level W.C. Vanity wash hand basin. Radiator. Double glazed window to side. Additional glazed window to side.



BEDROOM 4

9'10 max x 9'2

Built in double wardrobe. Radiator. Double glazed window to rear.



BEDROOM 5

10'3 x 8'8

Built in double wardrobe. Radiator. Window to rear.



BEDROOM 6

10'3 x 8'6

Radiator. Wash hand basin. Window to rear.



BEDROOM 7

9'2 x 7'11

Built in wardrobe double wardrobe. Radiator. Window to rear.



SHOWER ROOM

Modern style Wet Room. Integrated shower. Fully tiled walls. Double glazed window to side.



SEPERATE W.C.

Low level W.C. Fully tiled walls. Window to side.



BEDROOM 8

10'10 x 9'1

Built in wardrobe. Radiator. Window to side.



BEDROOM 9

13'7 into bay x 12'8

Radiator. Double glazed door to front Balcony. Double glazed bay window to front.



BEDROOM 10

12'3 x 7'2

Radiator. Double glazed door to balcony. Window to front.



SECOND FLOOR LANDINGS

Array of built in storage cupboards, Doors to:

BEDROOM 20

11'8 x 7'10

Built in wardrobe. Radiator. Double glazed window to front.



BEDROOM 19

14'2 x 10'5

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



BEDROOM 18

9'11 x 8'7

Built in double wardrobe. Radiator. Vanity wash hand basin. Window to side.



W.C

Low level. W.C. Part tiled walls.



W.C

Low level. W.C. Part tiled walls.



BEDROOM 17

11'2 x 8'4

Vanity wash hand basin. Radiator. Double glazed window to rear.



BEDROOM 16

9'4 x 8'11

Built in double wardrobe. Radiator. Window to rear.



BEDROOM 15

9'1 x 9'

Vanity wash hand basin. Built in double wardrobe. Radiator. Window to rear.



BEDROOM 14

11'1 x 8'

Built in double wardrobe. Radiator. Double glazed window to rear.



SHOWER ROOM

Fitted with a three piece suite. Comprises corner shower cubicle. Low level W.C. Vanity wash hand basin. Heated towel rail. Windo/Vent to side. Tiled splash backs. Heated towel rail.



BEDROOM 13

8'11 x 8'7

Vanity wash hand basin. Radiator. Window to side.



BEDROOM 12

12'4 x 12'

Built in double wardrobe. Radiator. Double glazed windows to front.



BEDROOM 11

11'10 x 7'6

Built in sliding fronted wardrobe. Vanity wash hand basin. Double glazed window to front.



OUTSIDE - FRONT

Off street parking for several vehicles. Gates either side of property leading to rear garden.



OUTSIDE - REAR

Courtyard style garden. Mainly hardstanding with covered patio area. Doors to Outbuildings (Food Store, Clean Store, Laundry)



FOOD STORE

18'2 x 8'5

Space for additional fridge's and freezers. Window to front. Door from garden.



CLEAN STORE

10'2 x 8'5

Window to front. Door from Garden.

LAUNDRY ROOM

10'9 x 8'8

Space and plumbing for multiple washing machines and tumble dryers. Window to front. Door to Laundry StoreRoom. Door from garden.



LAUNDRY STORE ROOM

8'8 x 7'5

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: E Usage: Property current usage was a commercial Premises as a Carehome.

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 0724

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.

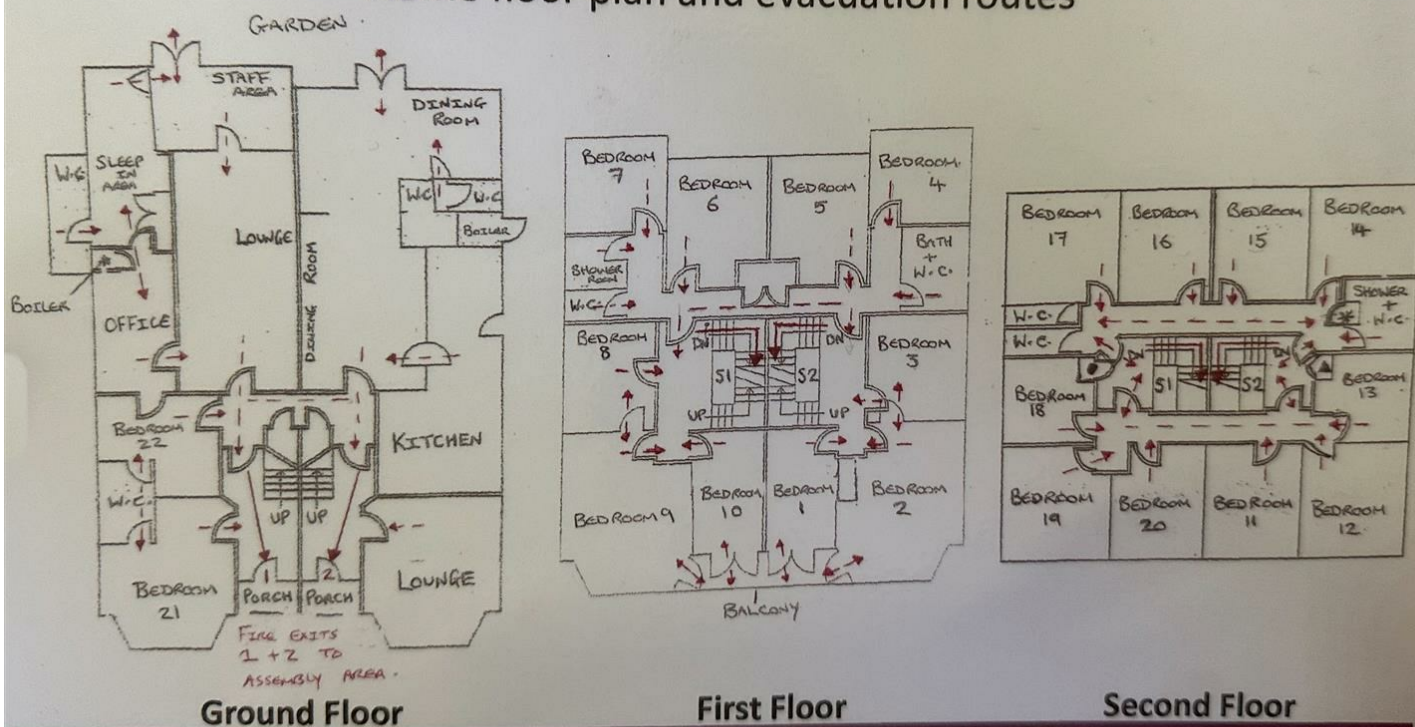
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



Regent House

Home floor plan and evacuation routes



Selling properties... not promises

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