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Sheen's
The Action Agents



Hastings Avenue Clacton-On-Sea, CO15 1XY

Offering No Onward Chain and Panoramic sea front views is this TWO BEDROOM END-TERRACED FREEHOLD HOUSE which is located on the sought after Martello Bay development in the popular Essex coastal town of Clacton-on-Sea. The property is situated within a mile of Clacton Pier, town centre and mainline railway station with it's direct links to London Liverpool Street. An early viewing is strongly advised to appreciate the accommodation and views on offer.

- Two Bedrooms
- 13'7 x 12'10 max Lounge
- 11'6 Dining Room
- 13'1 x 9'9 Sun Room
- Ground Floor Cloakroom
- Gas Central Heating (n/t)
- Approx 42' Rear Garden
- No Onward Chain
- Panoramic Sea Front Views
- EPC Rating D & Council Tax B



Price £298,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

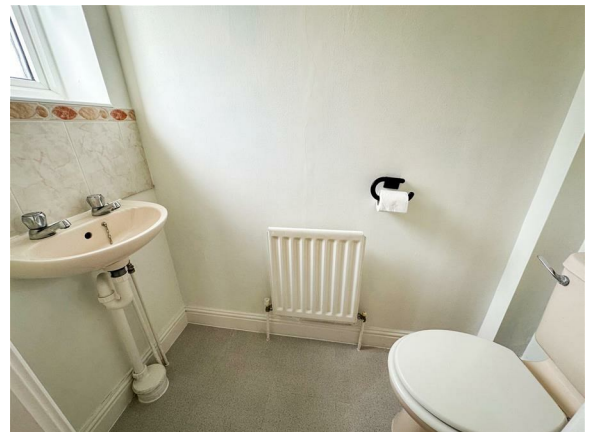
ENTRANCE HALLWAY

Wood effect flooring. Doors to:



GROUND FLOOR CLOAKROOM

Low level W.C. Wash hand basin. Tiled splashbacks. Double glazed window to front.



LOUNGE

13'7 max x 12'10 max

Wood effect laminate flooring. Radiator. Double glazed window to front with sea front views across road. Double glazed oriel bay window to side with sea front views across road. Open access to:



DINING ROOM

11'6 x 6'1 max

Radiator. Built in under stairs storage cupboard. Wood effect laminate flooring. Double glazed double doors to rear garden. Open access to Kitchen.



KITCHEN

8'5 x 6'4

Fitted with a range of white gloss fronted units. Laminated square edge work surfaces with cupboards and drawers under. Range of matching wall mounted units. Inset single drainer one and a half bowl sink unit with mixer tap. Inset four ring gas hob. Stainless steel extractor fan above (all appliances not tested). Under counter fridge space. Space and plumbing for washing machine. Concealed wall mounted gas boiler (not tested). Tiled splash backs. Wood effect flooring. Double glazed window to rear.



SUN ROOM

13'1 x 9'9

Double glazed windows to sides and rear. Double glazed double doors to rear garden.



FIRST FLOOR LANDING

Loft access. Built in airing cupboard. Doors to:



BEDROOM ONE

10'11 max x 10'3

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



VIEWS FROM BEDROOM ONE



BEDROOM TWO

8'11 x 6'1

Built in wardrobe. Radiator. Double glazed window to rear view sea front views across road.



VIEWS FROM BEDROOM TWO



BATHROOM

Panel bath. Vanity wash hand basin. Concealed cistern low level
W.C. Radiator. Double glazed window to rear.



OUTSIDE - FRONT

Hard standing area providing off street parking. Small lawn area with shrub border. Gate gives side pedestrian access to outside rear garden.



OUTSIDE - REAR

Approx 42' rear garden. Mainly paved. Enclosed by panel fencing. Timber storage shed.



MARTELLO BAY BEACH

The property is situated directly across the road from Martello Bays Award winning beach.



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 0624

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

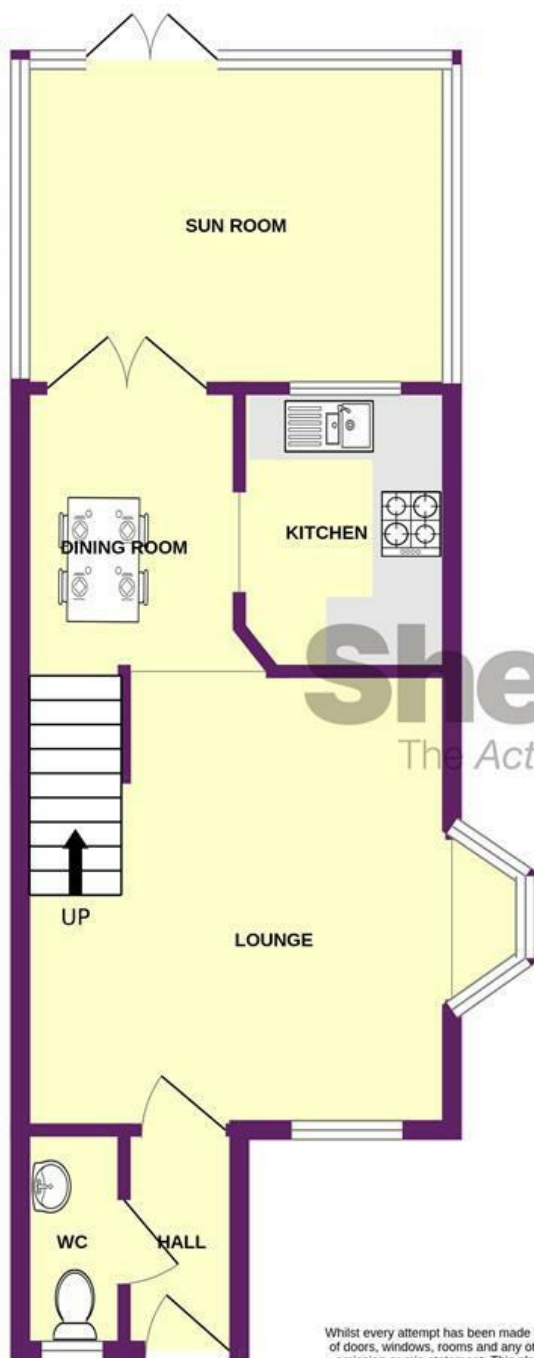
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

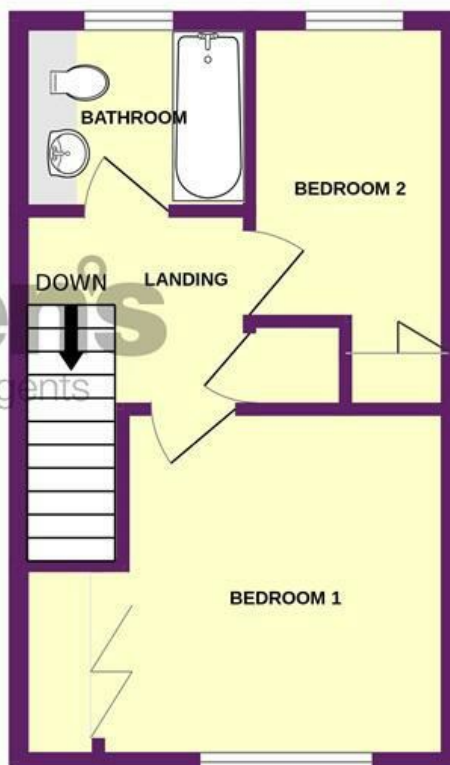
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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Selling properties... not promises

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