

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

Sheen's
The Action Agents



Norman Way Point Clear Bay, CO16 8LX

This TWO BEDROOM DETACHED FREEHOLD CHALET with 'Holiday Home' status is located close to Point Clear Bay sea front. The property is situated within 100 metres from the seafront and promenade at Point Clear with Clacton-on-Sea's town centre and mainline railway station approximately six miles away. Property would make a perfect retreat for escaping to the coast and an early viewing is advised to appreciate the accommodation on offer.

- 18'1 max Bedroom
- 15' x 9'2 Lounge
- 12'1 x 6'7 Fitted Kitchen
- 14'11 x 6'8 Sun Room
- Modern Three Piece Shower Room
- Front & Rear Gardens
- Close to Sea Front
- No Onward Chain
- Freehold with Holiday Home Status
- EPC Rating TBC & Council Tax A



Price £75,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed double entrance doors to:

ENTRANCE PORCH

Further double glazed double doors to:

LOUNGE

15' x 9'2

Double glazed window to front. Doors to:



BEDROOM

18'1 x 8'10 nar 6'3

'L' shaped room (formerly two bedrooms made into one room).
Two double glazed windows to side.



KITCHEN

12'1 x 6'7

Fitted with a range of light grey laminate fronted units. Comprises laminated square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring ceramic hob with part glazed and stainless steel extractor hood above (all appliances not tested). Space and plumbing for washing machine. Under counter fridge space. Tiled splash backs. Double glazed window to side. Open access to Sun Room.



SUN ROOM

14'11 x 6'8

Part brick built. Double glazed windows to side and rear overlooking garden. Door to Shower Room.



SHOWER ROOM

7'3 x 6'2

Independent shower cubicle. Low level W.C. Pedestal wash hand basin. Tiled flooring. Double glazed window to side.



OUTSIDE - FRONT

Communal Parking area. The property faces onto a greensward and accessed via private gate. Front garden part enclosed by panel fencing. Array of flower and shrub borders. Gate gives side pedestrian access to:



OUTSIDE - REAR

Private allocated rear garden space. Mainly paved with array of shrubs. Part enclosed by panel fencing.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges: No

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains. (Telephone & Broadband): TBC

Non-Standard Property Features To Note: The property is a freehold property with covenant stating the property is to be used as a holiday home). Due to the Holiday Home Status purchasers need to be cash buyers.

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



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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