



Sandwich Road Clacton-On-Sea, CO15 1XE

This impressive FOUR BEDROOM DETACHED HOUSE is positioned on the popular Martello Bay development on Clacton Sea front with it's award winning beach. The property is presented in excellent decorative order and an early internal inspection is highly recommended to appreciate the accommodation and decors on offer. The property is situated around 350 metres from Martello Bay beach with Clacton's town centre and mainline railway station within one and a quarter miles.

- Four Bedrooms
- 21'9 Modern Kitchen/Diner
- 21'9 Lounge
- 14'5 D/Glazed Conservatory
- Ground Floor W.C.
- 10'6 Modern Four Piece Bathroom
- Gas Central Heating (n/t)
- Approx 44' Rear Garden
- Approx 350 Metres To The Beach
- EPC Rating TBC & Council Tax D



Price £365,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed wooden entrance door to:

ENTRANCE HALLWAY

Stair flight to first floor. Wood effect flooring. Part wood wall panelling. Radiator. Doors to:



GROUND FLOOR W.C.

Fitted with a modern white suite. Comprises Low level W.C. Wash hand basin. Part tiled walls. Radiator. Wood effect flooring. Double double window to front.



LOUNGE

21'9 x 11'2 nar 9'7

Wood effect flooring. Wall mounted electric fire (not tested). Radiator. Double glazed window to front. Double glazed double doors to rear garden.



ALTERNATE VIEW OF LOUNGE



KITCHEN/DINER

21'9 x 11'2 nar 7'9

Fitted with a modern Kitchen. Comprises cream high gloss fronted units. Wood panel effect work surfaces with cupboards and drawers below. Range of matching wall mounted units. Range of Integrated floor to ceiling larder cabinets. Inset single drainer sink unit with mixer tap. Inset high level double electric oven. Integrated high level microwave. Inset five ring stainless steel gas hob with matching stainless steel extractor hood above (all appliances not tested). Space and plumbing for dishwasher, washing machine and tall fridge/freezer. Tall designer radiator. Additional radiator. Glass splash backs. Wood effect flooring. Double glazed window to front. Double glazed window and door leading to Conservatory.



ALTERNATE VIEW OF KITCHEN/DINER



CONSERVATORY

14'5 x 7'10

Fully Double glazed conservatory. Double glazed windows overlooking garden to sides and rear. Double glazed clear roof. Radiator. Wood effect flooring. Double glazed double doors onto rear garden.



FIRST FLOOR LANDING

Loft access. Built in cupboard. Double glazed window to rear. Doors to:



BEDROOM ONE

10'7 x 9'9

Built in double wardrobe. Wood effect flooring. Radiator. Double glazed window to front.



BEDROOM TWO

9'8 x 8'7

Built in double wardrobe. Wood effect flooring. Radiator. Double glazed window to rear.



BEDROOM THREE

10'7 x 7'6

Two built in double wardrobes. Wood effect flooring. Radiator. Double glazed window to front.



BEDROOM FOUR

8'7 x 7'7

Radiator. Double glazed window to rear.



BATHROOM

10'6 x 6'9

Fitted with a modern four piece white bathroom suite. Comprises independent shower cubicle. Panel bath with mixer tap and hair wash shower attachment. Vanity wash hand basin with cupboards below. Low level W.C. Part tiled walls. Radiator. Double glazed window to front.



OUTSIDE - FRONT

The property is on a corner plot position. The front garden is mainly laid to shingle with array of shrubs. Gate gives side pedestrian access to rear garden. Access to Garage & Parking is to the side of the property via Dover Close. Off street parking leading to garage with up and over door.



GARAGE & PARKING

Garage 17'4 x 8'2. Power and light connected.



OUTSIDE - REAR

Approx 44'. rear garden. Garden is mainly laid to lawn with array of mature shrubs and trees. Additional garden space to side of property. Part enclosed by panel fencing and brick wall.



MARTELLO BAY BEACH

Martello Bay Beach is positioned within 350 metres.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

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 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.

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



GARAGE



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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