

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Marine Parade East East Clacton, CO15 5AE

Welcome to this charming detached bungalow located in the picturesque Marine Parade East, East Clacton. This property boasts a delightful 23' lounge perfect for relaxing or entertaining guests. With one bathroom and three cosy bedrooms, this bungalow offers comfortable living arrangements for you and your family. Situated in a seafront location, you can enjoy the calming sounds of the waves and the fresh sea breeze right at your doorstep. Imagine taking a leisurely stroll to the beach whenever you desire, soaking in the sun and enjoying the sandy shores just moments away from your home. Additionally, the property includes a garage, providing extra storage space or a secure spot for your vehicle. This lovely bungalow presents a fantastic opportunity to embrace coastal living at its finest. Don't miss out on the chance to make this seaside retreat your own and create lasting memories in this idyllic setting.

- Three Bedrooms
- 23'7 max Lounge
- 22'1 Conservatory
- 11'4 Kitchen
- Garage and Off Street Parking
- Seafront Location
- No Onward Chain
- Council Tax Band E
- EPC Rating D



Price £425,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE PORCH

Leaded light window to side. Further glazed door leading to;

HALLWAY

Storage cupboard. Storage cupboard housing wall mounted gas boiler and plumbing and space for washing machine. Loft access. Radiator. Doors to;

LOUNGE

23'7 max x 13'4 max

Double glazed leaded light window to side. Double glazed leaded light windows to front. Two semi-circular windows to side. Two radiators. Serving hatch through to Kitchen. Double glazed leaded light doors leading to Conservatory.



CONSERVATORY

22'1 x 7'2

Double glazed windows to front and side aspect with the front windows offering extensive greensward views and far reaching sea views.



KITCHEN

11'4 x 9'6

Comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring gas hob. Fitted oven. All appliances not tested. Plumbing and space for fridge freezer. Part tiled walls. Radiator. Double glazed window to side. Double glazed door leading to side.



BEDROOM ONE

14'9 into wardrobe x 13'7 into bay

Double glazed leaded light bay window to side. Radiator. Fitted bedroom furniture.



BEDROOM TWO

12'6 max x 8'5

Double glazed leaded light window to rear. Radiator. Fitted wardrobe.



BEDROOM THREE

8'3 x 7'2

Double glazed leaded light window to side. Radiator. Built in cupboard.



WET ROOM

Fully tiled with wall mounted electric shower (not tested). Wall mounted hand wash basin. Heated towel rail. Double glazed window to side.



SEPARATE W.C

Part tiled walls. Radiator. Low level W.C. Double glazed window to side.



OUTSIDE - REAR

Being mainly laid to lawn. Enclosed by mature hedging and brick wall.



OUTSIDE - SIDE

The property occupies a corner plot spanning over Third Avenue and Marine Parade East. The Garage and off street parking is located off of Third Avenue. Substantial side garden with is mainly laid to lawn and enclosed by small brick wall and mature hedging.



OUTSIDE - FRONT GARDEN

Mainly laid to lawn and enclosed by small brick wall and mature hedging.



GARAGE

Personal door giving access to rear garden.

SEAFRONT



LE 0824

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: E

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

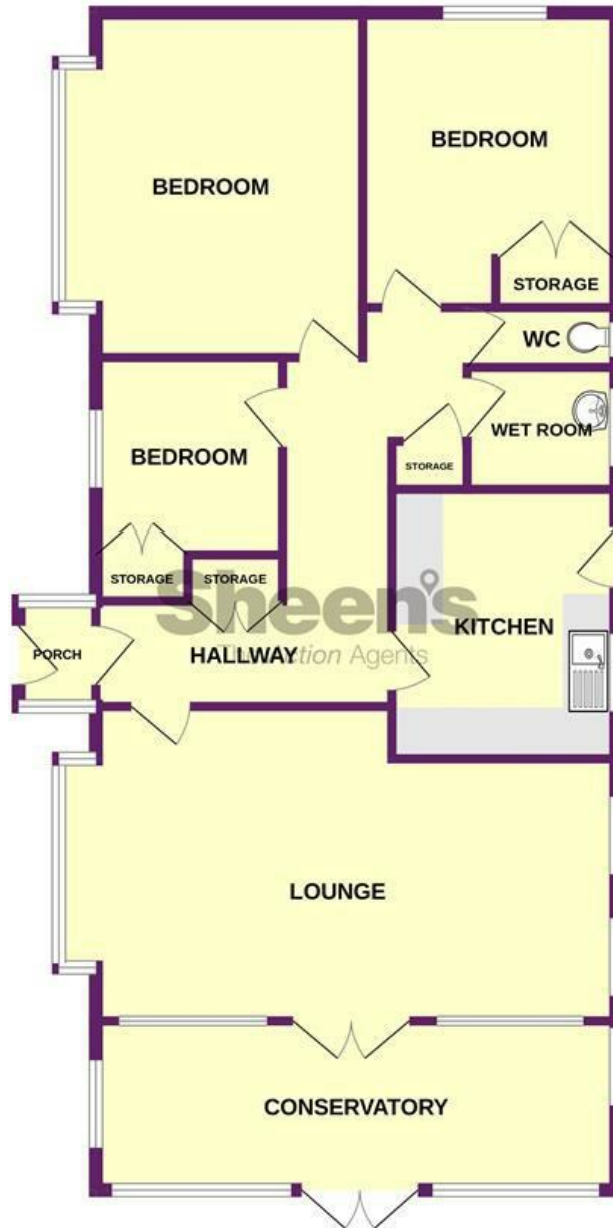
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Draft Details

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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