

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



## First Avenue East Clacton, CO15 5AJ

A rare chance to acquire this impressive DETACHED CHARACTER HOUSE in 'The Avenues' prestigious location just 250 metres from the regenerated beaches and sea front in the Essex coastal area of East Clacton. 'Gale House' is an individually designed home which has been sympathetically extended and modernised throughout and offers spacious living space across three floors of accommodation and maintains the charm and character of the original design. Clacton's town centre and mainline railway station with its direct links to London Liverpool Street are within one mile. An early inspection is strongly advised to appreciate what this once in a generation home has on offer with its approximate 2421 Square Feet of Accommodation.

- Four Double Bedrooms
- Two En-Suite's & Family Bathroom
- Three Reception Areas
- 25'1 Kitchen/Diner/Family Room
- Ground Floor W.C. & Utility Area
- Ground Floor Study
- 50' Mature & Secluded Rear Garden
- Garage & Off Street Parking
- 250 Metres from Sea Front
- EPC Rating TBC & Council Tax E



**Price £650,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Leaded light effect double glazed entrance door to:

### ENTRANCE PORCH

8'2 x 4'8

Wood panel flooring. Leaded light effect window to front, Stained glass and leaded light effect window to side. Solid wooden door with side glazed panels to Entrance Hallway.



### ENTRANCE HALLWAY

Stair flight to first floor. Built in under stairs storage cupboard. Radiator. Solid wood doors to Lounge, Ground Floor Cloakroom, Utility Area & Kitchen/Diner/Family Room.



### GROUND FLOOR W.C.

Fitted with a modern white suite. Vanity wash hand basin with storage cupboard below. Low level W.C. Wood panel flooring. Double glazed window to rear.



## KITCHEN/DINER/FAMILY ROOM

25'1 max x 13'1

Fitted with a modern kitchen. Comprises grey wood effect panel fronted units. Comprises Dark stone effect rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted display cabinets incorporating part glass fronted display cabinets and shelving. Inset one and a half bowl ceramic sink unit with mixer taps. Inset four ring gas hob with stainless steel extractor hood above. Inset high level double electric oven. Integrated dishwasher (all appliances not tested). Matching tall larder storage units. Kitchen/area is laid to stone effect vinyl flooring with Family Room area laid to wood panel flooring. Leaded light effect double glazed windows to front, side and rear. Leaded light effect door to rear garden. Leaded light effect box bay window to side. Open access to Utility Area.



## ALTERNATE VIEW OF KITCHEN/DINER



## FAMILY ROOM AREA VIEW



## UTILITY AREA

7'10 x 5'11

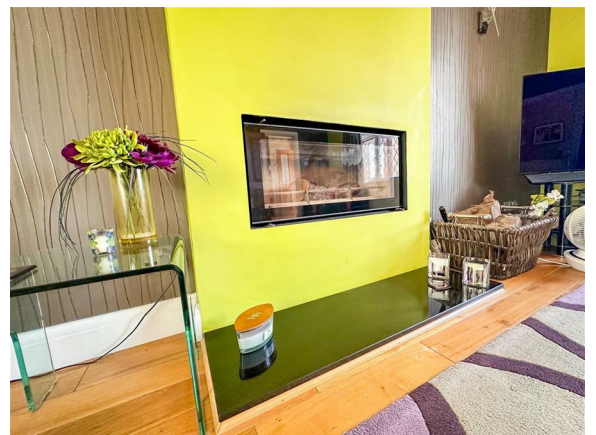
Fitted with a range of grey wood effect panel fronted units. Laminated work surfaces with cupboard below. Space and plumbing for washing machine and tumble dryer. Tall American style fridge/freezer space. Stone effect vinyl flooring. Part glazed solid wood door to Entrance Hallway. Leaded light effect windows and double doors leading into conservatory.



## LOUNGE

18'4 x 13'1

Modern style glass fronted log burner. Wood panel flooring. Radiator. Leaded light effect double glazed window to front.



## CONSERVATORY

22' x 19'6" nar 10'10"

Victorian style 'L' shaped conservatory. Part brick built with double glazed windows over looking garden to side and rear. Vaulted poly-carbonate ceiling with two ceiling fans (not tested). Tiled flooring. Double glazed double doors leading onto rear garden. Double glazed double doors to Sitting Room.



## SITTING ROOM

17'3" x 11'3"

Wood panel flooring. Part Vaulted ceiling incorporating four Velux skylight windows. Radiator. Double glazed Oriel Bay window to rear. Door to Study.



## STUDY

10'4 x 6'3

Wood panel flooring. Light Tunnel style small skylight.



## FIRST FLOOR LANDING

Split level landing. Leaded light effect double glazed window to front. Stair flight to second floor. Radiator. Doors to:





## BEDROOM ONE

18'4 x 13'2 nar 10'

Range of fitted Bedroom Furniture. Radiator. Leaded light effect double glazed windows to front and rear. Door to En-Suite



## EN-SUITE (1)

Fitted with a modern three piece white suite. Comprises concealed cistern low level W.C. Wash hand basin. Independent shower cubicle. Fully tiled walls. Chrome effect heated towel rail.



## BEDROOM TWO

13'1 x 9'

Wood effect flooring. Radiator. Leaded light effect double glazed window to front.



## BEDROOM THREE

13' max x 9'

Wood effect flooring. Radiator. Leaded light effect double glazed window to rear..



## FAMILY BATHROOM

8'1 x 5'10

Fitted with a modern three piece white suite. Comprises freestanding bath with decorative feet, mixer tap and shower attachment. Circular ceramic sink unit inset into vanity unit with array of cupboards and drawers. Chrome effect heated towel rail. Fully tiled walls. Tiled flooring. Leaded light effect double glazed window to rear.



## SECOND FLOOR LANDING

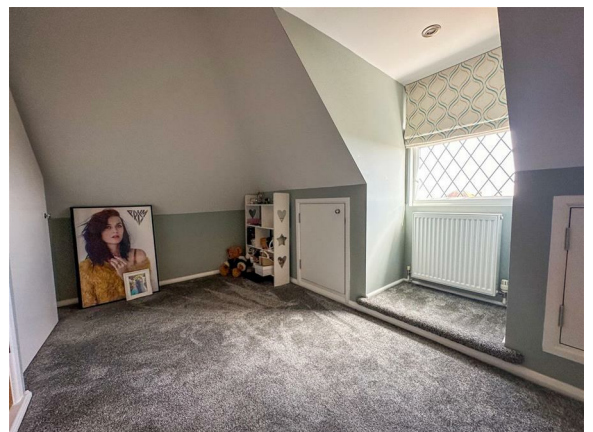
Built in eaves storage cupboard. Door to Bedroom Four.



## BEDROOM FOUR

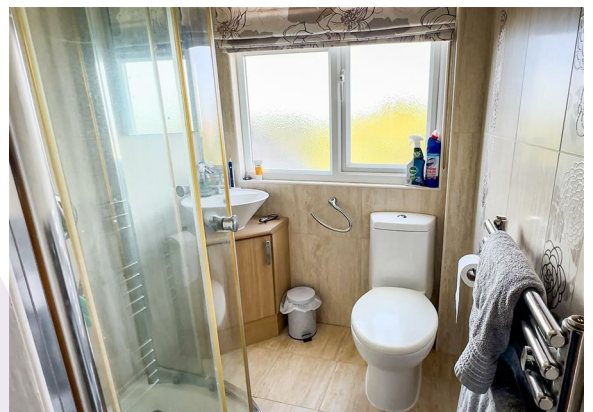
26'5 max x 14'4 max nar 6'6

'C' shaped room comprises of Dressing area space with large built in wardrobe. Two leaded light effect double glazed windows to front overlooking neighbouring properties and gardens to sea beyond. Leaded light effect double glazed window to rear. Radiator. Door to En-Suite.



## EN-SUITE SHOWER ROOM (2)

Fitted with a modern three piece white suite. Comprises independent shower cubicle. Circular ceramic sink unit with vanity cabinets below. Low level W.C. Fully tiled walls. Tiled flooring. Chrome effect heated towel rail. Double glazed window to rear.



### OUTSIDE - FRONT

The property is positioned on a generous plot with front garden being mainly laid to law with array of mature shrubs, Wooden gate gives side pedestrian access to rear.



### GARAGE & PARKING

11'4 x 10'6 Garage with electric roller door. Power and light connect (not tested)

### OUTSIDE - REAR

The rear garden is approximately 50'. Mainly laid to lawn with array of mature flowers, shrubs and trees. Paved patio areas. Timber storage shed to remain. Decorative raised flower and shrub borders. Enclosed by panel fencing



ALTERNATE VIEW OF GARDEN



REAR VIEW OF PROPERTY



## CLACTON SEA FRONT

Clacton's regenerated beaches and sea front are located within 250 metres.



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: E

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type):  
(Telephone & Broadband):

Non-Standard Property Features To Note:

## JE 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.

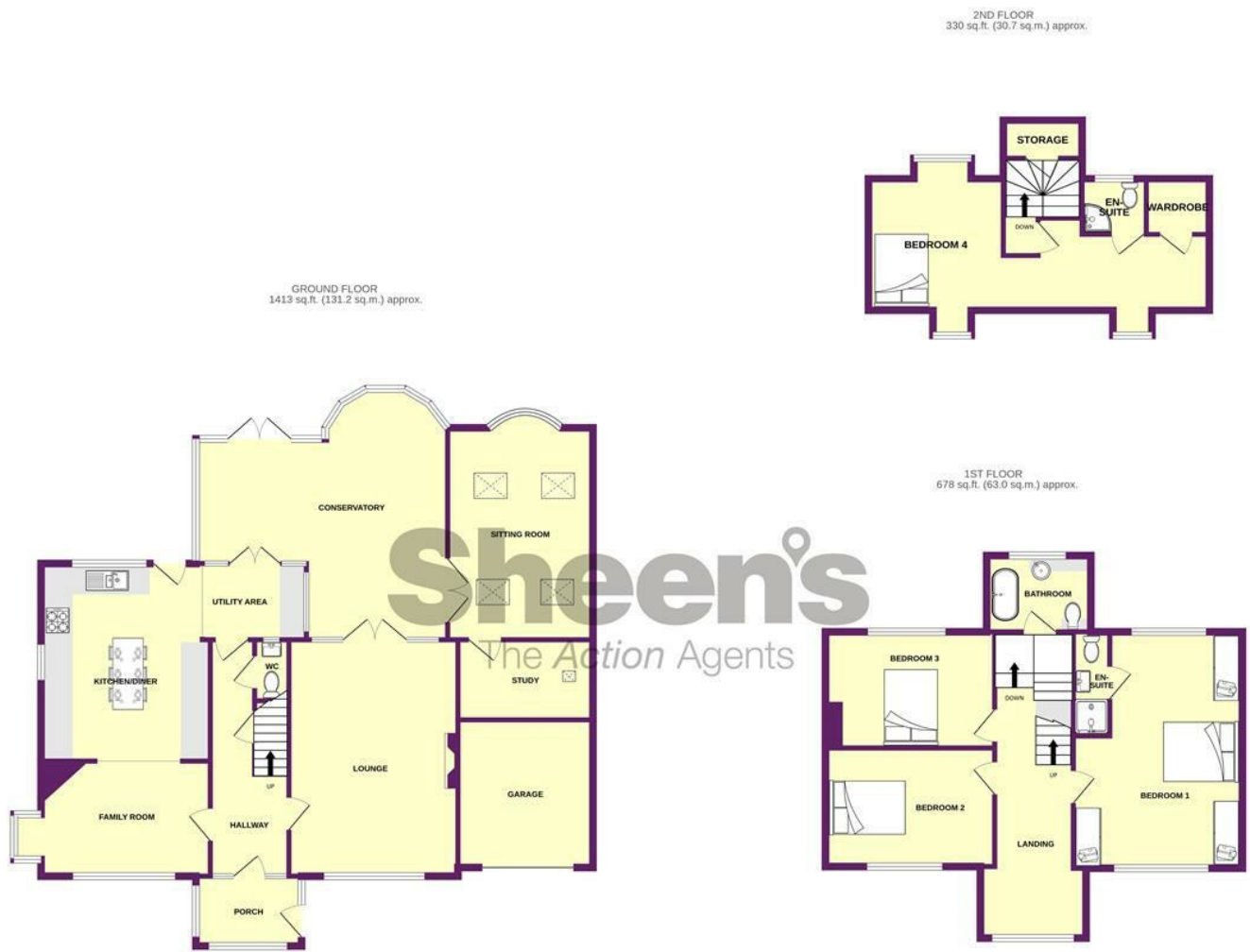
## Particular Disclaimer

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

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TOTAL FLOOR AREA : 2421 sq.ft. (224.9 sq.m.) approx.

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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