



## Albany Gardens West Clacton-On-Sea, CO15 6HN

Situated in a tree-lined road opposite the renowned 'Gardens' in East Clacton, this established FIVE BEDROOM DETACHED HOUSE exudes sophistication and tranquillity. The property features a ONE BEDROOM ANNEXE, perfect for guests or extended family members. Parking is a breeze with space for numerous vehicles, a rare find in this sought-after location. Just a stone's throw away from the seafront, at a mere 300m distance, this residence offers the best of coastal living. The flexible layout options within the house provide endless possibilities to tailor the space to your liking. Whether you're looking for a peaceful retreat or a place to host gatherings, this property caters to all needs.

- Five Bedrooms
- One Bedroom Annexe
- 23' Kitchen Diner
- 11'10 Study
- Dressing Room
- Popular Location
- 300 Metres From Seafront
- Storage Garage and Off Street Parking
- Council Tax Band E
- EPC Rating C



**Offers In Excess Of £595,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed door to;

### ENTRANCE PORCH

Double glazed window to front. Double doors leading to Hallway.

### HALLWAY

Radiator. Understairs storage cupboard. Stairflight to first floor. Doors to;



### LOUNGE

14' into bay x 11'1

Double glazed bay window to front. Radiator.



### KITCHEN

22'6 x 12'4

Modern fitted kitchen comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit. Inset four ring electric hob. Built in waist height oven and grill. Integrated American style fridge freezer. Selection of matching cream high gloss units at both eye and floor level. Island with matching cupboards under. Double glazed window to side. Double glazed door leading to garden.



### OFFICE

11'1 x 5'5

Double glazed window to side.



### BEDROOM FIVE

11'1 x 10'4

Double glazed window to side. Radiator.



### GROUND FLOOR SHOWER ROOM

Modern white suite comprises; Low level W.C. Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted shower (not tested). Fully tiled. Heated towel rail. Double glazed window to side.



### FAMILY ROOM

15'8 into bay x 12'4

Double glazed bay window to front. Radiator. Double doors leading to Annexe.



### ANNEXE ACCOMMODATION

#### LOUNGE

17'4 x 7'7

Double glazed window to front. Radiator. Double glazed patio doors leading to garden. Open access to;



## INNER HALLWAY

Open access to Kitchen.

## KITCHEN

11'1 x 8'5

Comprises; Laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit. Plumbing and space for cooker. Selection of matching white units at both eye and floor level. Tiled splash backs. Double glazed window to front.



## BEDROOM

13'9 into wardrobe x 8'6

Designer radiator. Double glazed window to rear. Wall length fitted mirror sliding door wardrobes. Door to;



## EN-SUITE SHOWER ROOM

White suite comprises of; Low level W.C. Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted shower (not tested). Double glazed window to rear.

## FIRST FLOOR LANDING

Double glazed window to front. Radiator. Doors to;

## BEDROOM ONE

19'1 into bay x 11'1

Double glazed bay window to front with views over the Gardens. Two radiators. Further double glazed window to side.



### BEDROOM TWO

12'5 x 12'4

Double glazed window to front with views over the gardens.  
Radiator. Door to;



### EN-SUITE CLOAKROOM

Comprises; Low level W.C. Vanity hand wash basin with cupboards under.

### BEDROOM THREE

11'1 x 10'6

Radiator. Double glazed window to side. Open access to Nursery/Study. Radiator. Folding door to Dressing Room which is L shaped, providing space for wardrobes. Door leading to secondary staircase which leads to ground floor outside.



### BEDROOM FOUR

12'4 x 7'10

Double glazed window to side. Currently used as a dressing room with a selection of matching fitted wardrobes and drawers.



### BATHROOM

Comprises; Low level W.C. Vanity hand wash basin with cupboards and drawers under. Jacuzzi style bath (not tested). Fully tiled walls and floor. Heated towel rail. Double glazed window to side.



### OUTSIDE- REAR

Low maintenance rear garden comprising of; Substantial patio area - perfect for entertaining. Remainder laid to artificial grass. Enclosed by panelled fencing. Side pedestrian access to front via side gate. Door to Garage.



### GARAGE

Power and light connected. Plumbing and space for washing machine and tumble dryer. Double glazed windows to side and rear.



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### OUTSIDE - FRONT

Located on a corner plot with substantial lawned gardens. Enclosed by small brick wall and hedging. Driveway providing off street parking for numerous vehicles.



## LE 0924

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  
(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

## 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.



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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