



Cross Road Clacton-On-Sea, CO16 8GD

Built circa 2014, Sheen's are pleased to offer for sale this **TWO BEDROOM LINK DETACHED HOUSE**, which is located on the outskirts of Clacton-on-Sea on the popular Blenheim Gate development. Local shopping facilities are located within 500 metres, and with Clacton-on-Sea's town centre, seafront and mainline railway station approximately 2 miles away.

- Two Bedrooms
- 15'2 Lounge
- 15'2 Modern Kitchen Diner
- Ground Floor Cloakroom
- En-Suite Shower Room
- Double Glazed Windows
- Gas Radiator Heating (n/t)
- Rear Garden
- Off Street Parking
- Council Tax Band B. EPC Rating C



Price £260,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Composite entrance door to;

ENTRANCE HALLWAY

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



GROUND FLOOR CLOAKROOM

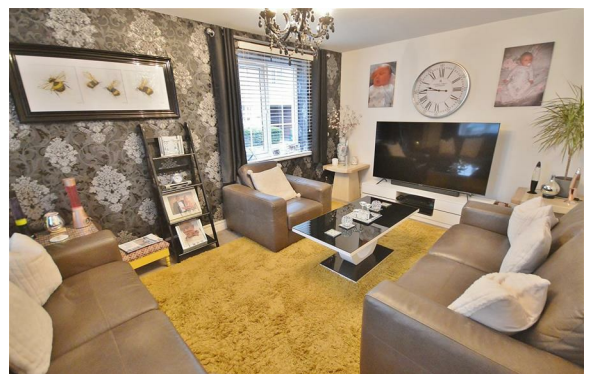
Modern suite comprising; Low level W.C. Pedestal hand wash basin. Radiator.



LOUNGE

15'2 x 10'6

Double glazed window to front and side. Radiator.



KITCHEN DINER

15'2 x 9'5 max

Modern kitchen comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring gas hob with oven under and extractor over. Integrated fridge and freezer. All appliances not tested. Wall mounted gas boiler concealed in cupboard (not tested). Plumbing and space for washing machine. Selection of matching shaker style units at both eye and floor level. Radiator. Tiled flooring. Double glazed windows to front and side. Double glazed patio door to rear garden.



FIRST FLOOR LANDING

Loft access. Storage cupboard. Doors to;



BEDROOM ONE

11'10 x 9'1 max

Double glazed window to side. Radiator. Door to;



EN-SUITE

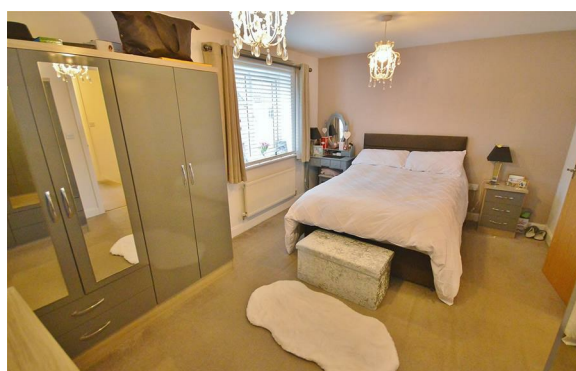
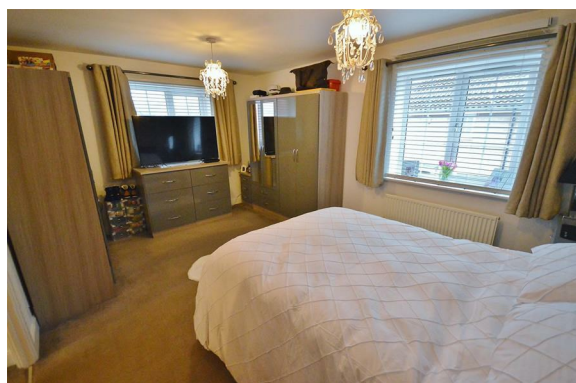
White suite comprising of; Low level W.C. Pedestal hand wash basin. Independent shower cubicle with wall mounted shower (not tested). Tiled splash backs. Heated towel rail. Double glazed window to front.



BEDROOM TWO

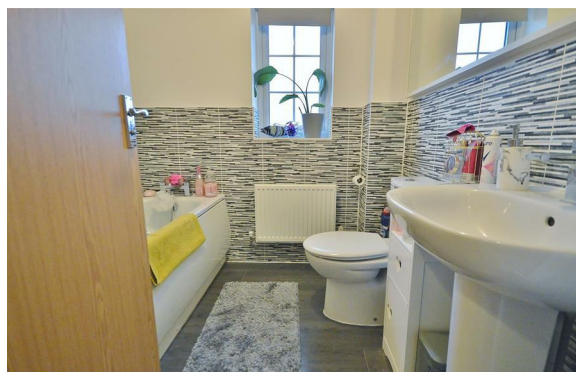
15'2 x 10'6

Double glazed window to front and side. Radiator.



BATHROOM

Modern white suite comprising; Low level W.C. Pedestal hand wash basin. Panelled bath with shower attachment. Radiator. Double glazed window to front.



OUTSIDE - REAR

Paved patio area with remainder being laid to artificial lawn. Summer house. Enclosed by panelled fencing and brick wall. Pedestrian access to front via gate.



OUTSIDE - FRONT

Allocated block paved parking for several vehicles.

LE 0125

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: B

Any Additional Property Charges: The owner has informed us that there is a yearly service fee between £80-£120 per year. This is for the parking area to the front of the property.

Services Connected: (Gas):Yes (Electricity):Yes (Water): Mains (Sewerage Type): Mains drainage (Mobile & Broadband): Mobile - Limited Indoors, Likely Outdoors. Broadband - Ultra Fast.

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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