



## Tower Estate, Point Clear Bay, CO16 8NG

Located in the picturesque TOWER ESTATE, POINT CLEAR BAY, this charming THREE BEDROOM DETACHED house offers a delightful coastal retreat. With stunning sea front views, this property is perfect for those who appreciate the beauty of the seaside. This property is being offered with NO ONWARD CHAIN whether you are seeking a permanent residence or a holiday getaway. An early viewing is advised to appreciate the accommodation and sea view this property has to offer.

- Three Bedroom
- 16'2 x 9'0 Lounge
- 7'7 x 9'1 Kitchen
- Utility Room
- Shower Room
- Off Street Parking
- Storage Room
- Balcony With Sea Views
- Keys To View
- EPC Rating G



**Price £225,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE

16'2 x 9'0

Double glazed sliding door. Double glazed window to front.  
Electric heater (not tested).





## KITCHEN

7'7 x 9'1

Fitted with a range of panelled fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit with mixer tap. Integrated oven with four ring hob above (not tested). Space and plumbing for dishwasher. Space for fridge freezer. Double glazed window to side. Open access to lounge.



## BEDROOM ONE

9'0 x 7'1

Wall mounted electric heater (not tested). Double glazed window to rear.



## BEDROOM TWO

9'4 x 6'0

Double glazed window to rear.



## BEDROOM THREE

9' x 6'

Wall mounted electric heater (not tested). Double glazed window to side.



## SHOWER ROOM

Low level W/C. Vanity hand wash basin. Cornered shower cubical with wall mounted shower attachment (not tested). Double glazed window to side.



## STUDY

9'0 x 8'0

Double glazed window to side.





## UTLITY/SHOWER ROOM

9' x 9'

Low level W/C. Shower cubical with wall mounted shower head attachment (not tested). Pedestal hand wash basin. Space and plumbing for washing machine. Double glazed window to side.



## STORE ROOM

10'11 x 9'

Doors out to outside rear.



### SUN TERRACE

Sun terrace with sea views with access to footpath.



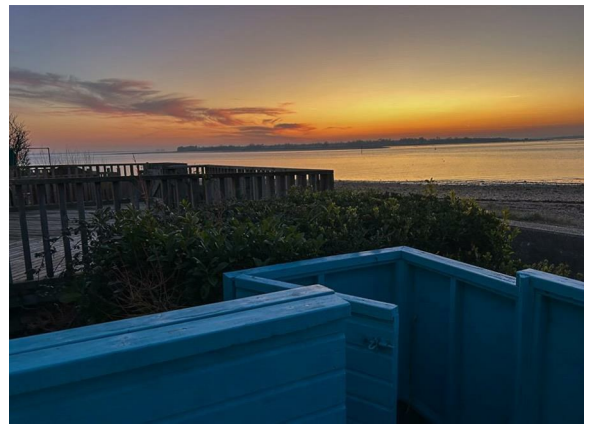
### OUTSIDE FRONT

Sun terrace with stairs down to garage space and additional rooms leading too off street parking.





## VIEWS FROM FRONT



## OUTSIDE REAR

Off street parking. Stairs to outside front.



## EH 0425

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.

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### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges:

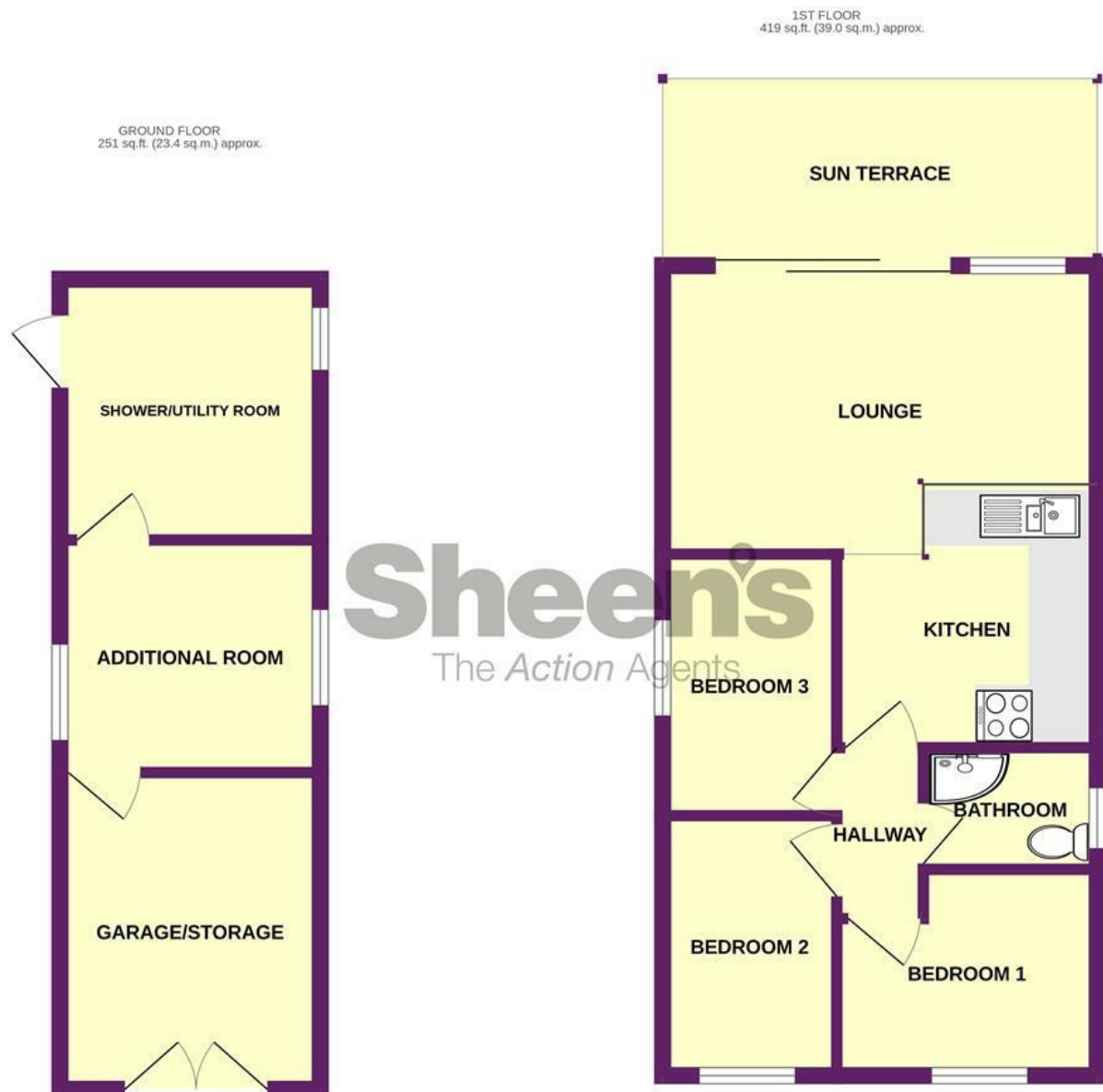
Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains  
(Telephone & Broadband): TBC

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.





TOTAL FLOOR AREA : 671 sq.ft. (62.3 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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