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**Sheen's**  
The Action Agents



## Tower Estate Point Clear Bay, CO16 8NG

Having been extensively EXTENDED and modernised by the current sellers is this THREE STOREY BEACH HOUSE offering panoramic views of the Colne Estuary towards Brightlingsea and its Marina. The property offers Second Floor open plan living space with bi-fold doors opening onto the Balcony/Sun Terrace. The First Floor boasts an impressive Principal Bedroom with Walk in Wardrobe with two further spacious Bedrooms along with a luxury four piece bathroom. The ground floor offers versatile accommodation which includes; Utility Room, Studio/Salon, Study/Office, W.C. Shower Room & an 'L' shaped Day Room with snack bar. This Unique part brick/part timber framed property is one of a kind and an early internal inspection is strongly advised to appreciate the accommodation, decor and views on offer.

- Three First Floor Bedrooms
- Walk In Wardrobe
- 2nd Floor 24'5 Lounge/Kitchen/Family Room
- 2nd Floor 21' x 10' Balcony/Sun Terrace
- Four Piece Modern Luxury Bathroom
- Ground Floor Day Room, Studio/Salon, Shower Room & Office
- 2nd Floor Cloakroom
- Panoramic Estuary Views
- Electronic Gated Off Street Parking
- EPC Rating TBC & Council Tax A



**Offers In Excess Of £400,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Outside staircase leading to first floor accommodation.

## FIRST FLOOR ACCOMMODATION

Double glazed entrance door to;

### ENTRANCE HALLWAY

Part wood effect flooring. Radiator. Stairflight to second floor accommodation. Doors to;





### PRINCIPAL BEDROOM

12' x 10'9

Radiator. Double glazed window to side with fitted shutter blinds. Double glazed window to front with fitted shutter blinds and views over front across beach and towards estuary and marina. Double doors opening onto Walk-in Dressing Room.



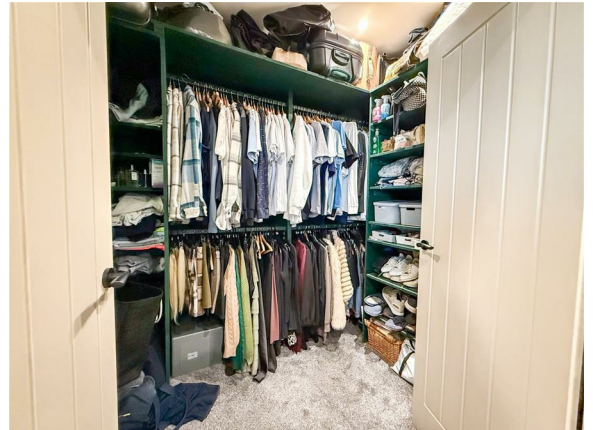
### VIEW FROM PRINCIPAL BEDROOM



### WALK-IN DRESSING ROOM

12' x 6'

Fitted rails and storage shelving. Built in cupboard housing hot water cylinders (not tested).



### BEDROOM TWO

10'7 x 8'11

Radiator. Built in storage cupboard. Double glazed window to rear with fitted shutter blinds.



### BEDROOM THREE

9'2 x 7'8

Radiator. Double glazed window to rear with fitted shutter blinds.





## FAMILY BATHROOM

Fitted with a luxury modern four piece bathroom suite comprises: Large roll top free standing bath with central chrome effect mixer tap. Concealed cistern low level W.C with integrated vanity hand wash basin with grey gloss cupboards below. Walk-in double shower cubicle with sliding glazed shower screen and integrated shower. Fully tiled walls. Tiled flooring. Built in storage cupboard. Tall radiator. Extractor fan (not tested). Double glazed window to side with fitted shutter blinds.



## SECOND FLOOR LIVING ACCOMMODATION

Stairs open on to an open plan living space comprising;

## LOUNGE / KITCHEN / FAMILY AREA

24'5 x 18'4 max nar to 14'1



## KITCHEN AREA

Fitted with a modern luxury kitchen comprises; Fitted with a modern luxury kitchen comprises; Marble effect square edge work surfaces with deep blue shaker style units and drawers below. Inset one and a half bowl single drainer sink unit with central mixer tap. Fitted double stainless steel effect extractor hood over space for air fryers (not tested). American style fridge freezer space with cupboard above. Double under counter drinks fridge space. Central island incorporating breakfast bar. Tall larder cabinet. Wood effect laminated flooring. Double glazed window to rear with fitted shutter blinds. Open access to Lounge / Family Area. Door to;



## INNER LOBBY

Further door to second floor W.C.



### W.C

Fitted with a white suit comprising; Low level W.C. Wash hand basin. Radiator. Wood effect flooring. Double glazed window to rear with fitted shutter blind.



### LOUNGE AREA / FAMILY ROOM

Feature modern electric fireplace (not tested). Loft access. Double glazed window to side with fitted shutter blinds. Double glazed bi-fold doors opening onto Balcony / Sun Terrace.



### BALCONY / SUN TERRACE

21' max x 10'1 max

Part covered and enclosed by metal railing with glass panelling affording panoramic estuary views over the beach towards Brightlingsea and Brightlingsea marina.



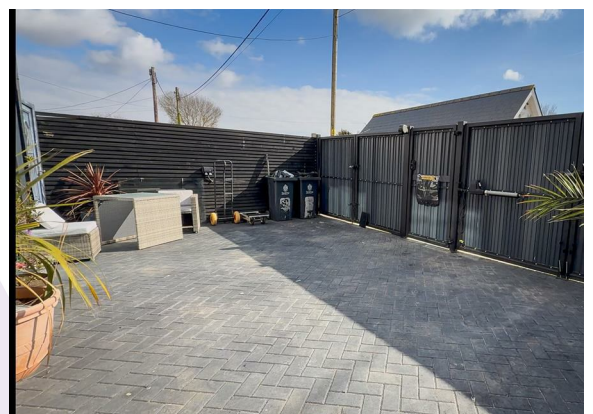


## VIEWS FROM BALCONY/SUN TERRACE



## OUTSIDE REAR

The 25' x 16' rear garden is mainly paved, providing courtyard garden & Off Street Parking. Pedestrian access gate and double electric vehicular gates. Electric car charging point. Double glazed double doors to ground floor accommodation.



## GROUND FLOOR ACCOMMODATION

### UTILITY ROOM

9'4 x 7'8

Space and plumbing for washing machine and tumble dryers. Fridge freezer space. Double glazed French style doors with side double glazed panels to;



### STUDIO / SALON

11'7 x 10'

Radiator. Wood effect flooring. Door to;



### INNER LOBBY

6'1 x 3'1

Doors to;

### STUDY / OFFICE

8'9 x 5'11

Double glazed sliding patio doors to rear.





### CLOAKROOM

Fitted with a white suite comprising; Low level W.C. Corner wash hand basin. Radiator. Wood effect flooring.



### DAY ROOM AREA ONE

10'9 x 6'4

Fitted cabinets with laminated rolled edge work surfaces. fridge freezer space. Tiled splash backs, Inset single drainer stainless steel sink unit with mixer tap. Wood effect flooring. Open access to;



### DAY AREA TWO

14'6 x 8'10

Radiator. Door to;



### SHOWER ROOM

Fitted with a double shower cubicle. Fully tiled walls. Wash hand basin. Extractor fan (not tested).



### OUTSIDE - FRONT

To the front of the property, the vendor has been maintaining a piece of land to the which is part enclosed by rope fencing. Please note: This land is not officially on the deeds, however, the vendor has been maintaining it and will be offering an indemnity policy to cover. (This area is currently being used to store the vendors work vans etc which will be removed and cleared upon a sale.)

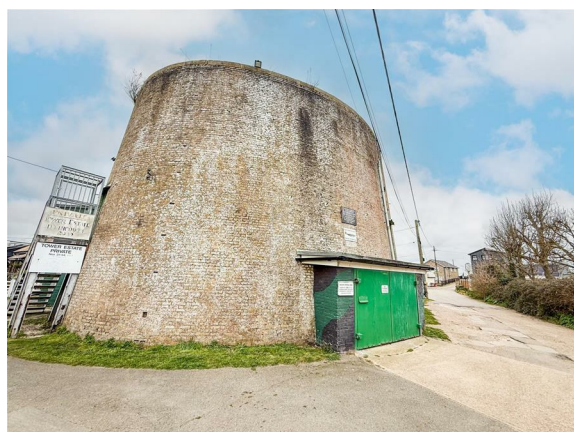
The property also has wrap around storage space to the front and side which can be access via a door from the promenade or from a smaller glazed door from the first floor level.





### TOWER ESTATE

The property is located in Tower Estate in Point Clear Bay just past the Martello Tower and next to the Boat Ramp.



### SOLAR PANELS

Please note the property is fitted with solar panels.

### JE 0325

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: A

Any Additional Property Charges: No

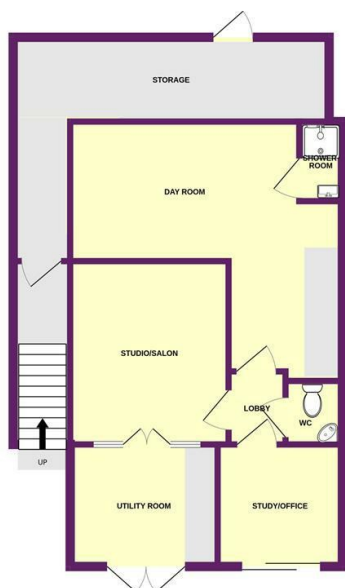
Services Connected: (Gas): No (Electricity): Yes (Water): Mains (Sewerage Type): Mains drainage (Telephone & Broadband): Yes

Non-Standard Property Features To Note: The property has solar panels & an Air Source Heat Pump Central Heating System. The property is Part Timber Framed (rockwall & superquilt) & Part Brick Built. Please consider this if you are looking to obtain a mortgage.

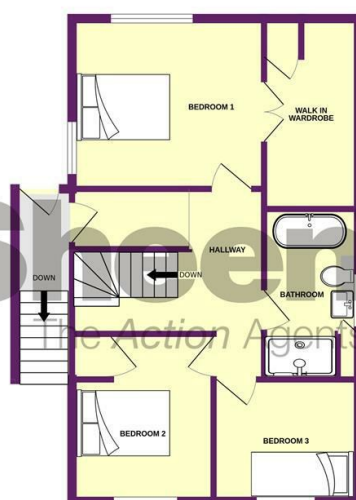
### Particular Disclaimer

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



2ND 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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