



Church Road East Clacton, CO15 6AP

This imposing Character Property is situated in the prestigious East Clacton area just 150 Metres from Clacton-on-Sea's regenerated beaches and sea front and is offered with NO ONWARD CHAIN. The mainline railway station with its direct links to London Liverpool Street is located just over 500 metres away. Offering impressive spacious accommodation throughout, the property offers versatile living with landscaped gardens surrounding to the front, side and rear. The Principal bedroom offers partial sea views across the road from its own private balcony. An early inspection is strongly advised to appreciate the accommodation and character on offer.

- Three First Floor Double Bedrooms
- 11'10 x 11'3 Office/Bedroom Four
- 18' x 13'4 max. Lounge
- 16'9 x 12' Dining Room
- 16' Kitchen/Breakfast Room
- 9'6 x 9' Conservatory
- Ground Floor W.C.
- Balcony To Principal Bedroom
- 26'6 x 9'9 Garage & Parking
- EPC Rating E & Council Tax C



Price £385,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Ornate covered storm porch leading to hard wood entrance door with leaded light glazed panel to;

ENTRANCE PORCH

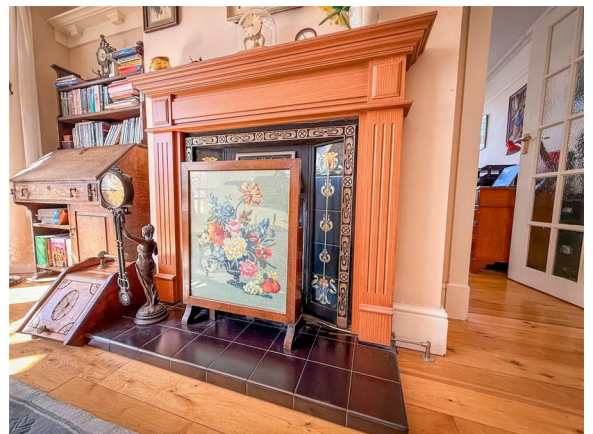
Wood panel flooring. Leaded light window to side. Door to;



DINING ROOM

16'9 into bay x 12'

Wood panelled flooring. Feature fireplace with decorative tiles and hearth. Feature shelved picture rail. Leaded light curved bay window to side. Curved radiator. Doors to Office/Bedroom Four, Inner Hallway & Lounge.



ALTERNATE VIEW OF DINING ROOM

OFFICE / BEDROOM FOUR

11'3 into bay x 11'10 max

Wood panelled flooring. Radiator. Picture rail. Leaded light windows to side and rear.



LOUNGE

18' x 13'4 into bay nar 12'

Wood panelled flooring. Ornate fireplace with inset electric fire (not tested). Dado rail. Radiator. Leaded light windows to side. Double glazed leaded light effect double doors with matching side feature window opening onto front garden area.



ALTERNATE VIEW OF LOUNGE



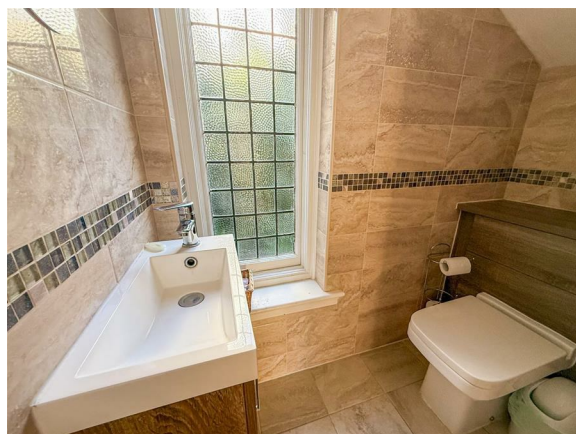
INNER HALLWAY

Stair flight to first floor. Wood panelled flooring. Dado rail. Doors to Cloakroom & Kitchen/Breakfast Room.



GROUND FLOOR CLOAKROOM

Fitted with a modern white suite comprising; Concealed cistern low level W.C. Vanity wash hand basin with cupboards below. Fully tiled walls. Tiled flooring. Leaded light window to side.



KITCHEN / BREAKFAST ROOM

16' x 11'4 max nar to 10'

Fitted with a range of white laminate panelled fronted units comprising; Laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer ceramic sink unit with mixer tap. Range cooker space. Tall fridge freezer space. Space and plumbing for washing machine. Tiled flooring. Glazed block windows to Conservatory. Leaded light windows to side. Radiator. Tiled flooring. Wall mounted gas combination boiler serving hot water and central heating systems (not tested). Part glazed wooden door to Conservatory.



ALTERNATE VIEW OF KITCHEN/BREAKFAST ROOM



CONSERVATORY

9'6 x 9'

Part brick built with leaded light effect double glazed windows to side and rear. Poly-carbonate roof. Double glazed leaded light effect French doors leading to rear garden.



FIRST FLOOR LANDING

Dado rail. Leaded light window to side. Radiator. Doors to;



BEDROOM ONE

15'1 to wardrobes x 10'2

Wall to wall fitted wardrobes. Double glazed leaded light window to side. Dado rail. Two radiators. Double glazed leaded light effect French style doors and side panel windows opening onto private balcony with partial sea views in the distance.



PRIVATE BALCONY

9'8 x 3'4

Enclosed by metal railing with partial sea views in the distance across properties & road.



BEDROOM TWO

16'9 into bay x 12'

Dado rail. Radiator. Double glazed curved ledged light effect window to side.



BEDROOM THREE

15'4 x 8'2

Fitted wardrobes. Built in storage cupboard. Radiator. Dado rail. Leaded light window to rear, Double glazed ledged light effect window to side.



BATHROOM

Fitted with a three piece white suite comprising; Panelled bath with mixer tap and shower attachment over. Low level W.C. Pedestal wash hand basin. Dado rail. Part wood panelled walls. Tiled flooring. Radiator.



OUTSIDE - FRONT & SIDE GARDENS

The property is situated on an enviable corner plot position and benefits from front and side garden areas which are laid to lawn and part enclosed by hedging.



GATED ENTRANCE

The property has double metal gates to the corner which open to wide pathway leading to front door.



GARAGE & OFF STREET PARKING

The property has gated off street parking which can be accessed via Harold Road. This leads to a detached Garage (26'6 x 9'9 - power and light connected).



OUTSIDE - REAR

Paved rear garden with array of borders. Ornamental pond.
Personal door to garage. Gate gives access to side.



ALTERNATE VIEW OF GARDENS



CLACTON SEA FRONT

Clacton's sea front is located around 150 metres away.



JE 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.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

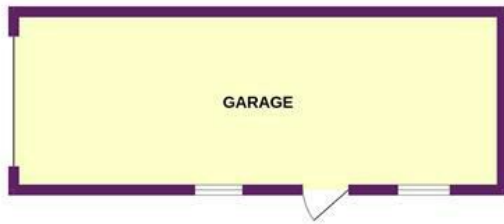
Particular Disclaimer

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.

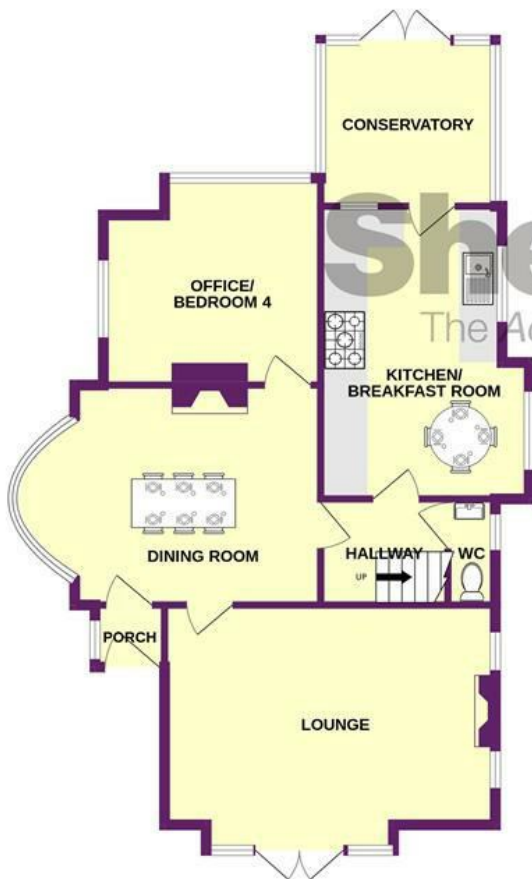
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR





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.
Made with Metropix ©2025

Selling properties... not promises

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
 ☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents