



Burnham Court, Martello Bay Clacton-On-Sea, CO15 1RE

Located in the popular Martello Bay Development with its award winning beaches, Sheen's are pleased to offer for sale this THREE BEDROOM BEACH FRONT TOWN HOUSE. The property enjoys panoramic views over Martello Bay seafront to the front. Clacton's town centre and mainline railway station are approximately one mile away. An internal viewing is highly recommended to appreciate the accommodation and stunning panoramic views on offer.

- Three Bedrooms
- Panoramic Sea Front Views
- First Floor Sea Front Facing Balcony
- Two Reception Rooms
- Bath & Shower Rooms
- Gas Central Heating (n/t)
- Garage & Off Road Parking
- 45' Landscaped Garden
- No Onward Chain
- EPC Rating C & Council Tax D



Price £375,000 Freehold

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Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALLWAY

Wood effect flooring. Radiator. Stairflight to first floor with built in understairs storage cupboard. Doors to;



BEDROOM THREE

10'3 max x 6'9

Built in wardrobes. Radiator. Double glazed window to front with sea views across road and promenade.



VIEW FROM BEDROOM THREE



SHOWER ROOM

8'6 x 5'

Fitted with a three piece white suite comprising; Double shower cubicle with integrated shower (not tested). Concealed cistern low level W.C. Vanity wash hand basin with cupboards below. Fitted shelving storage and vanity work top. Part tiled walls. Chrome effect towel rail. Double glazed window to rear.



GARAGE & UTILITY AREA

16'8 x 8'

Power and light connected. Space and plumbing for washing machine and tumble dryer. Additional tall fridge/freezer space. Electric roller garage door.



FIRST FLOOR HALLWAY

Double glazed window to rear. Stairflight to second floor. Doors to;



KITCHEN

10'10 x 8'6 max

Fitted with a range of wood effect panel fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units incorporating corner end display shelving. Inset single drainer stainless steel one and half bowl sink unit with mixer tap. Inset four ring gas hob with electric oven below and concealed extractor above. Integrated dishwasher (all appliances not tested) Wall mounted gas boiler serving hot water and central heating system (not tested). Part tiled walls. Tiled flooring. Double glazed window to rear. Open access to Dining Room.



DINING ROOM

9'11 x 8'2

Wood effect flooring. Radiator, Double glazed window to front with views across promenade to seafront. Archway to Lounge.



VIEW FROM DINING ROOM



LOUNGE

12'2 x 11'9

Wood effect flooring. Further door to Hallway. Radiator. Double glazed sliding patio doors to Balcony.



BALCONY

Enclosed by metal railings with panoramic seafront views across Martello Bay beach.



SECOND FLOOR LANDING

Built in airing cupboard. Loft access. Double glazed window to rear.



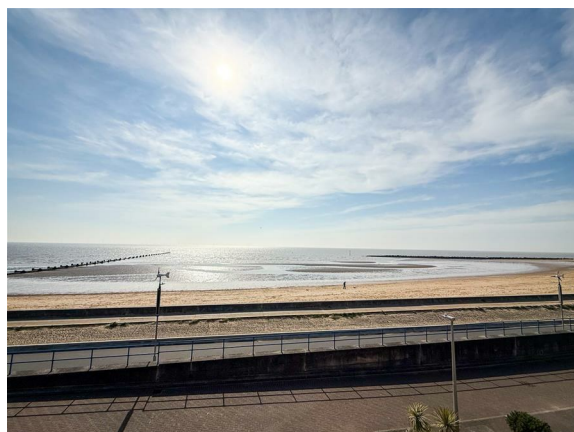
BEDROOM ONE

12'2 max nar to 10'4 x 9'4

Wood effect flooring. Radiator. Built in wardrobes. Double glazed window to front with panoramic seafront views across road and promenade.



VIEWS FROM BEDROOM ONE



BEDROOM TWO

10'9 x 10'5 max

Radiator. Built in wardrobes. Double glazed window to front with panoramic seafront views across road and promenade.



VIEW FROM BEDROOM TWO



BATHROOM

Fitted with a three piece white suite. Comprises panel bath with mixer tap and shower attachment. Concealed cistern low level W.C. Vanity wash hand basin with cupboards below. Part tiled walls. Tiled effect flooring. Double glazed window to rear.



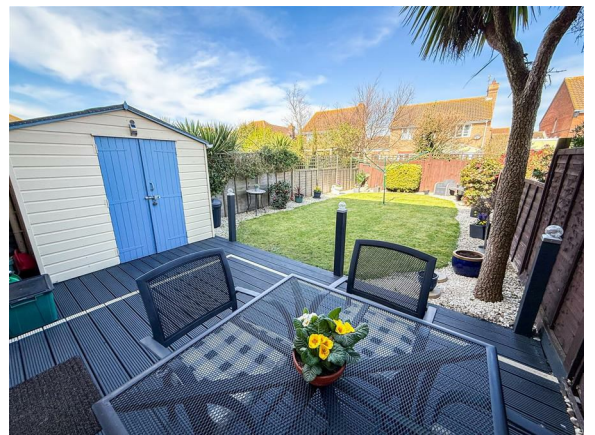
OUTSIDE - FRONT

Lawned front garden with slate shingled border. Hard standing area providing off street parking to integral garage with electric roller door. Storm porch with access to entrance door.



OUTSIDE - REAR

Approximately 45' approx landscaped rear garden. Mainly laid to lawn with array of mature flower and shrub borders. Wood decked area. Timber storage shed. Enclosed by panelled fencing.



ALTERNATE VIEW OF GARDEN



MARTELLO BAY SEAFRONT

The property is situated opposite the award winning Martello Bay beach with its panoramic seafront views across the promenade.



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.

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Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains drainage (Telephone & Broadband): The vendor has informed us that it is in situ but no longer connected. Mobile broad band is used.

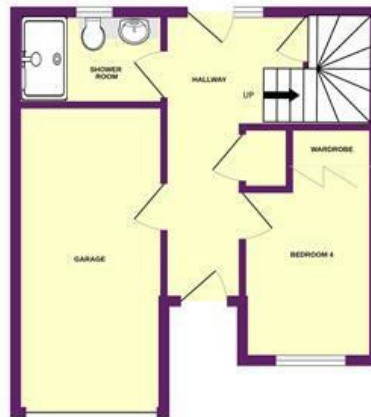
Non-Standard Property Features To Note: No

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.



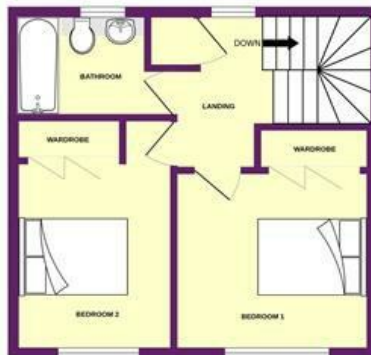
GROUND FLOOR



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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