



## Crossways West Clacton, CO15 2NB

Situated on the popular Tudor Development on the western side of Clacton-on-Sea, Sheen's are pleased to offer for sale this TWO/THREE BEDROOM DETACHED CHALET. The property is set back from the road and benefits from woods over greensward to the rear. Local medical facilities include a Doctors Surgery, Dentist Practice and Pharmacy located within 50 metres, with further local shopping amenities located approximately 300 metres away.

- Two/Three Bedrooms
- 18' Lounge
- 13' Fitted Kitchen
- Dinng Room/Bedroom Three
- Wet Room
- Greensward Views
- Parking
- Garden
- Council Tax Band C
- EPC Rating D



**Price £250,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double Glazed entrance door to;

### ENTRANCE PORCH

Double glazed windows to side and rear. Further glazed door to;

### ENTRANCE HALL

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

### LOUNGE

18'1 x 11'9

Radiator. Double glazed window to rear. Double glazed window to side. Glazed door to Conservatory. Door to;



### DINING ROOM / BEDROOM THREE

10'3 x 8'

Radiator. Double glazed sliding doors leading to Conservatory.



### CONSERVATORY

8'5 x 7'9

Double glazed windows to three aspects. The owner has informed us that this has been subject to a leak and the wooden flooring and joists have now rotted and would need to be replaced.



## REAR CONSERVATORY

8'8 x 6'8

Double glazed window to rear. Double glazed door leading to garden.



## KITCHEN

13' x 8'1

Comprises of; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring electric hob. Built in waist height oven. Selection of matching high gloss floor and wall units. Tiled splash backs. Plumbing and space for washing machine and fridge freezer. Wall mounted gas boiler (not tested). Double glazed windows to side and rear.



## BEDROOM TWO

12' x 10'3

Radiator. Double glazed window to rear.



## FIRST FLOOR LANDING

Double glazed window to rear offering greensward views. Airing cupboard. Doors to;

## BEDROOM ONE

14' x 11'9

Double glazed window to rear offering greensward views.  
Radiator. Door giving access to eaves storage space.



## WET ROOM

Suite comprises; Low level W.C. Pedestal hand wash basin. Wall mounted power shower (not tested). Fully tiled walls. Radiator. Double glazed window to side.



## OUTSIDE - SIDE AND REAR

The property benefits from wraparound garden with one side being mainly laid to lawn. Enclosed by hedging.  
The rear and other side being patio paved area offering a low maintenance garden area.





### OUTSIDE - FRONT

Hard standing and patio paved area. Timber storage shed. Driveway providing off street parking with double gates leading to front garden.



### 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.

### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges:

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

Non-Standard Property Features To Note: The property has had spray foam insulation installed approx. 20 years ago.

### 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.

### AGENTS NOTE

---

---

## Crossways, West Clacton, CO15 2NB

---

The vendor has informed us that the property has spray foam insulation that was fitted around 20 years ago. If you require a mortgage, please speak to your lender before incurring any costs.



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