



## Tower Estate Point Clear Bay, CO16 8NG

Situated directly on Point Clear Bay seafront offering panoramic sea views, Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM DETACHED HOUSE. The property is being offered with NO OWNARD CHAIN and is located six miles from Clacton's town centre, seafront and mainline railway station.

- Three Bedrooms
- 17'1 Lounge Offering Sea Views
- 9'10 Kitchen
- Modern Shower Room
- Utility Room
- Double Glazed Windows
- Double Garage
- No Onward Chain
- Council Tax Band A
- EPC Rating E



**Price £225,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

### UTILITY ROOM

7'5 x 5

Double glazed window to front. Laminated work surfaced with plumbing and space for washing machine and fridge freezer. Door to;



### MODERN SHOWER ROOM

Modern white suite comprising of; Low level W.C. Vanity hand wash basin with cupboards under. Double width shower shower cubicle with wall mounted shower (not tested). Tiled and panelled walls. Airing cupboard housing hot water cylinder (not tested). Double glazed window to side,



### LOUNGE

17'1 x 8'2

Electric storage heater (not tested). Double glazed window to side, Double glazed window to front with panoramic sea views. Open access to;





## KITCHEN

9'10 x 9'

Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring electric hob with oven under. All appliances noted tested. Plumbing and space for under counter fridge or freezer. Selection of matching units at both eye and floor level. Double glazed window to side. Doors to;



## BEDROOM ONE

9'10 x 7'8

Double glazed window to rear. Electric panel heater (not tested)



## BEDROOM TWO

8'7 x 7'

Double glazed window to side.



## BEDROOM THREE

7'8 x 7'

Double glazed window to rear.



## DOUBLE GARAGE

23'7 x 16'

Power and light connected.



## OUTSIDE - REAR

Hardstanding area leading to Garage offering off street parking for numerous vehicles. Stairs to front.



## OUTSIDE FRONT

Patio paved front garden offering panoramic sea views. Enclosed by picket fencing.



## LE

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:

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains

Mobile Signal -

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Broadband - Superfast - Up to 80mb

Non-Standard Property Features To Note: We believe the property to be constructed of a part timber and part solid brick construction and understand that obtaining a mortgage will be difficult.

## 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

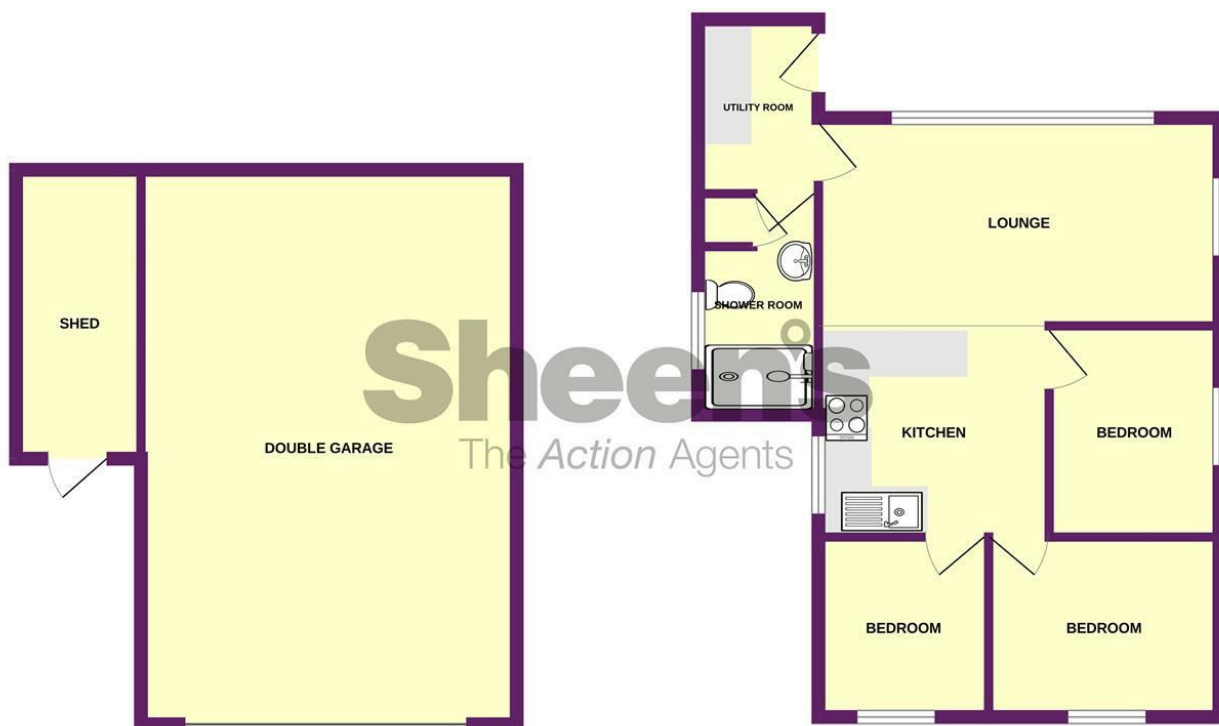
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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BASEMENT

GROUND 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

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

**Sheen's**  
The Action Agents