

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

Sheen's
The Action Agents



Alpha Road Point Clear, CO16 8NP

Sheen's Estate Agents are pleased to offer this FOUR BEDROOM DETACHED CHALET BUNGALOW. This property benefits from having a SOUTH FACING REAR GARDEN and is situated in a non-estate village setting one and a half miles from St. Osyth and approximately 5 miles from Clacton-on-Sea's town centre and mainline railway station. A viewing is highly advised to appreciate this modern accommodation this property has to offer.

- Four Bedrooms
- 20'4 x 11'4 Lounge
- 14'7 x 7'3 Dining Area
- Gas Central Heating (n/t)
- En-Suite
- Fully Double Glazed
- South Facing Garden & Swimming Pool
- Off Street Parking
- Council Tax Band C
- EPC Rating C

Price £325,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

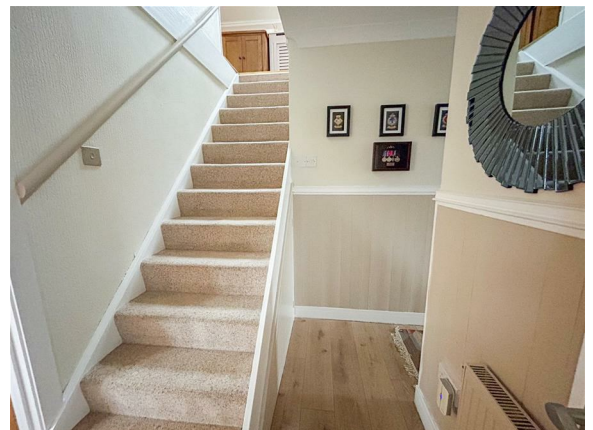
ENTRANCE PORCH

Doors to outside front. Gas combination boiler (not tested).
Double glazed window to rear.



HALLWAY

Stair flight leading to first floor. Under stairs storage cupboard.
Doors to lounge.



LOUNGE

20'4 x 11'4

Granite electric fireplace (not tested). Vertical radiator. Howdens flooring throughout. Bespoke shutters over double glazed window to side. Open access to Dining Room.



KITCHEN

11'0 x 10'3

Fitted with a range of grey gloss fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Mostly tiled walls. Inset stainless steel sink unit with mixer tap. Integrated oven. Electric hob. Integrated fridge freezer. Integrated washing machine. Integrated dishwasher. Wine fridge space. Howdens flooring. Radiator. Double glazed window to side. Doors leading to outside rear.



DINING ROOM

14'7 x 7'3

Radiator. Sky light window. Patio doors leading to outside rear.



WET ROOM

Low level W/C. Pedestal hand wash basin. Wall mounted shower attachment (not tested). Double glazed window to side.



BEDROOM THREE

12'3 x 9'7

Built in Sharps wardrobes. Radiator. Bespoke shutters over double glazed window to front.



BEDROOM FOUR

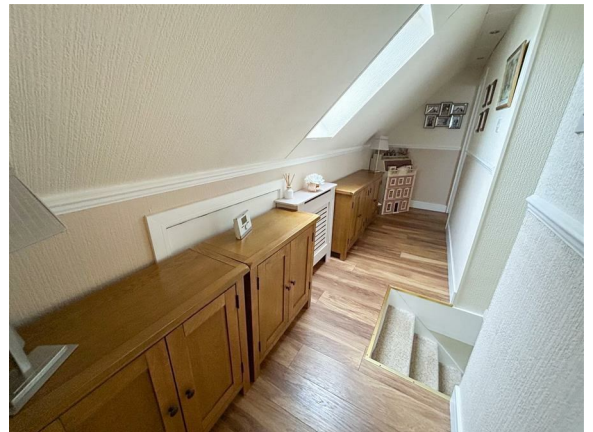
9'7 x 9'2

Built in Sharps wardrobes. Radiator. Double glazed window to front.



LANDING

Sky light window. Stair flight leading to ground floor.



BEDROOM ONE

15'2 x 9'8

Built in Sharps wardrobes. Skylight windows. Loft hatch. Bespoke shutters over double glazed window to front. Doors to En-suite.



EN-SUITE

Low level W/C. Pedestal hand wash basin, Panelled bath with wall mounted shower attachment (not tested). Heated towel rail (not tested). Skylight window.



BEDROOM TWO

12'7 x 10'3

Built in Sharps wardrobes. Radiator. Double glazed window to rear.



OUTSIDE FRONT

Side pedestrian access leading to entrance porch. Shingle drive providing off street parking.



OUTSIDE REAR

Singled area. Decked area with built in heated swimming pool. Storage shed. Enclosed by panelled fencing. (Property has Solar Panels- Owned Outright)



EH 11/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band - C ; Payable 2025/2026 £1961.82 Per Annum

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

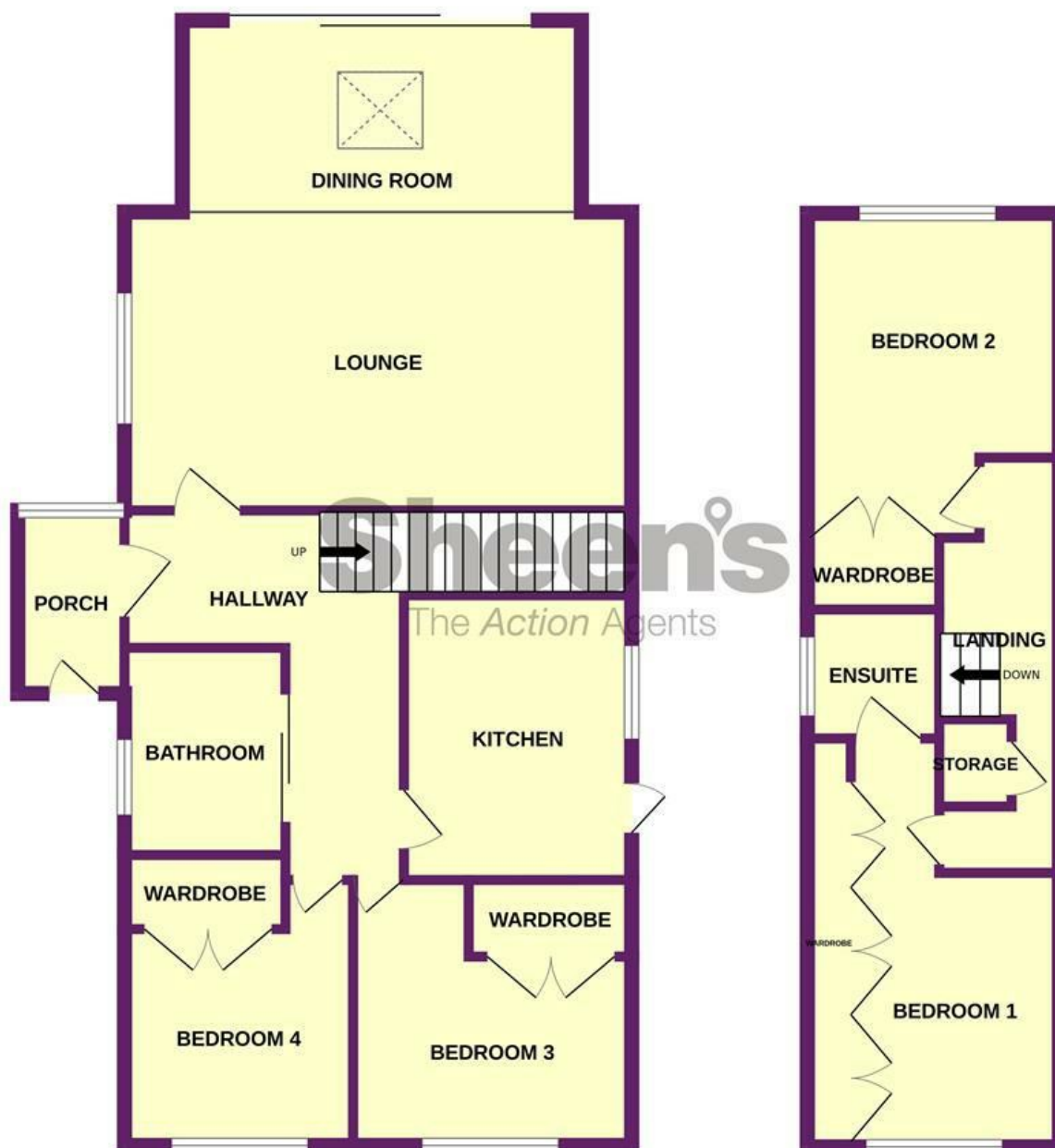
Particular Disclaimer

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
854 sq.ft. (79.3 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 sq.m.) approx.

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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