

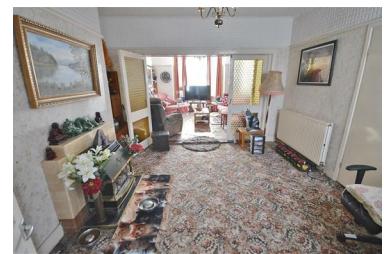


## Orwell Road Clacton-On-Sea, CO15 1PR

Situated just off of Clacton-on-Sea's seafront, Sheen's are pleased to offer for sale this fantastic investment opportunity. This property has potential to be used as up to 6 individual dwellings, subject to planning, or a substantial residential dwelling. The property has been in the current vendors ownership for over 70 years, and could make your next family home or investment opportunity.

- Substantial Semi-Detached House
- Up to 5 Kitchens
- 6 W.C's
- Multiple Bedrooms Or Reception Rooms
- Garden
- Garages and Car Port
- Potential Investment Opportunity
- EPC Available From Sheens

Price £480,000 Freehold



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Part glazed wooden entrance door to;

### ENTRANCE HALLWAY

Stairflight to first floor. Radiator, Double glazed door leading to garden. Door to;

### CLOAKROOM

Low level W.C.

### AGENTS NOTE

The ground floor could be split in to 2 separate apartments (STP);

### POTENTIAL APARTMENT A

#### LOUNGE

15'10 into bay x 13'

Double glazed bay window to front. Radiator. Door to;



#### KITCHENETTE

5'6 x 4'

Laminated rolled edge work surfaces with inset single drainer sink unit. Selection of wall and base units. Tiled splash backs. Radiator.



## SHOWER ROOM

Suite comprises; Low level W.C. Pedestal hand wash basin. Independent shower cubicle with wall mounted electric shower (not tested). Radiator, Half tiled walls.



## BEDROOM

13'4 x 13'

Radiator, Double glazed door leading to garden. Door leading to walk in storage cupboard 11'5 x 4'.



## POTENTIAL APARTMENT B

Door to;

## POTENTIAL LOUNGE

13' x 12'9

Double glazed window to rear. Gas fireplace (not tested). Double doors leading to;



## POTENTIAL BEDROOM

16'7 into bay x 13'1

Fireplace. Radiator. Double glazed bay window to front.



## KITCHEN

15' x 8'5

Comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for gas cooker, washing machine and fridge freezer. Selection of matching wall and base units. Tiled splash backs. Double glazed window to side. Wall mounted gas boiler (not tested). Door to;

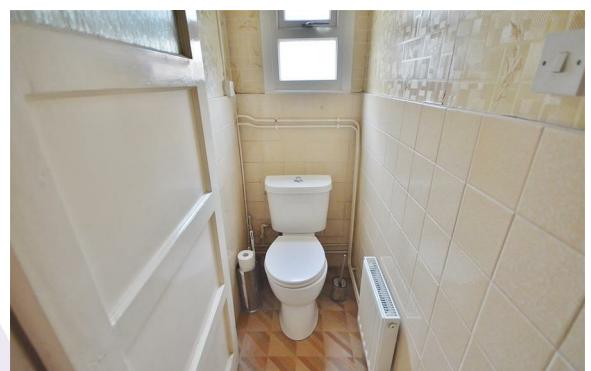


## REAR LOBBY

Doors to;

## CLOAKROOM

Comprises; Low level W.C. Radiator. Half tiled walls. Double glazed window to side.



## SHOWER ROOM

Comprises; Corner basin. Independent shower cubicle with wall mounted electric shower (not tested). Radiator. Fully tiled walls. Double glazed window to side.



## UTILITY ROOM

13'1 into cupboards x 8'5

Window and door to side. Selection of fitted cupboards. Laminated rolled edge work surfaces with stainless steel sink unit. Plumbing and space for tumble dryer under.



## FIRST FLOOR SPLIT LEVEL LANDING

### W.C

Comprises; Low level W.C. Double glazed window to rear.

## FIRST FLOOR POTENTIAL APARTMENT C

Door to;

### ENTRANCE HALLWAY

Storage cupboard. Doors to;

### LOUNGE

12'9 into bay x 13'1

Double glazed bay window to front. open access to;



## STUDY AREA

8'9 x 6'

Open access to;



## BEDROOM

13' x 13'

Double glazed bay window to front.



## KITCHEN

9'7 max x 9'4 max

Comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for cooker and undercounter fridge or freezer. Selection of matching cupboards and drawers at eye and floor level. Tiled splash backs. Double glazed window to side. Open access to;



## DINING AREA

8'6 x 7'10

Double glazed window to rear. Door to



## BATHROOM

Low level. W.C. Pedestal hand wash basin. Panelled bath. Fully tiled walls. Double glazed window to side.

## POTENTIAL APARTMENT D

### RECEPTION ROOM

13' x 12'

Window to rear. Built in storage cupboards. Door to;



### FURTHER BEDROOM / RECEPTION ROOM

15' x 8'6

Windows to side and rear.

### SECOND FLOOR LANDING

Eaves storage. Window to rear. Door to;

## POTENTIAL APARTMENT E

### LOUNGE

14'8 inot bay x 12'

Double glazed bay window to front. Open access to;



### BEDROOM

13' x 11'5

Window to rear. Built in storage cupboards.



## KITCHENETTE / SHOWER

8'3 x 8'3

Comprises; Double glazed window to front. Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Base and wall level units. Independent shower cubicle with wall mounted shower (not tested).



## APARTMENT E / BEDROOM

11'10 x 11'5 into bay

Double glazed bay window to front. Open access to;



## KITCHENETTE / SHOWER

13'1 x 11'5

Kitchenette: Laminated rolled edge work surfaces with inset sink unit with cupboards under. Independent shower cubicle with wall mounted shower (not tested). Window to rear.



### OUTSIDE - REAR

Commencing with paved patio area with remainder being laid to lawn. Timber summer house, Storage shed. Path leading to Car Port. Double doors leading to rear. Courtesy door leading to garage.



### GARAGES

The property comes with 2 garages to provide off street additional off street parking.



### OUTSIDE - FRONT

Enclosed by small wall. Path leading to front door.



## AGENTS NOTES

in these particulars we have named rooms which can be used for different uses. The property could also be used as one large residential dwellings featuring numerous bedrooms and reception rooms. Any alterations to the usage/or layout to the property will be subject to building regulation and potential planning permission. This should be considered before making any viewings and incurring costs.

## LE 0525

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: The property currently has four Council Tax Accounts all being Band A

Any Additional Property Charges:

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

Mobile Signal- Likely on the four main networks

Broadband - Superfast up to 80mb

Non-Standard Property Features To Note: Some of the properties rooms have separate services. EPC Ratings range from E to F

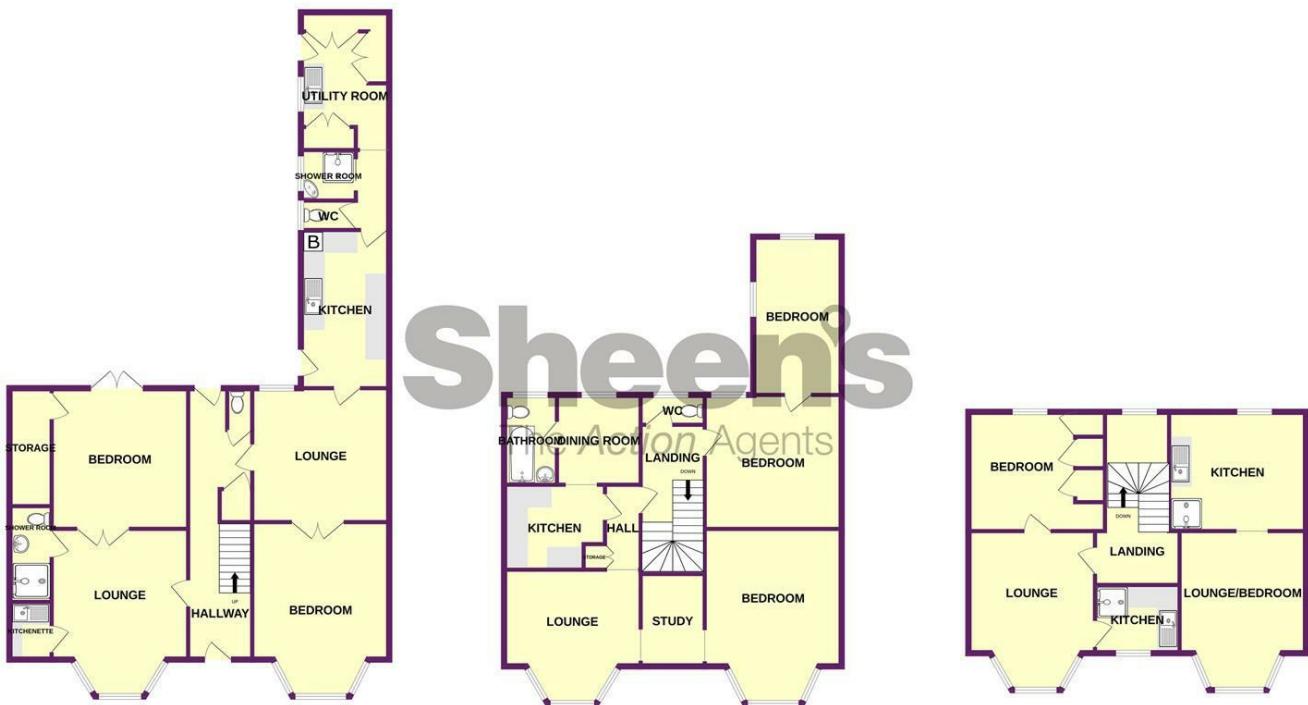
## Particular Disclaimer

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 operation or efficiency can be given.  
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## Selling properties... not promises

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**Sheen's**  
The Action Agents