

MICHAEL CLARK

RESIDENTIAL

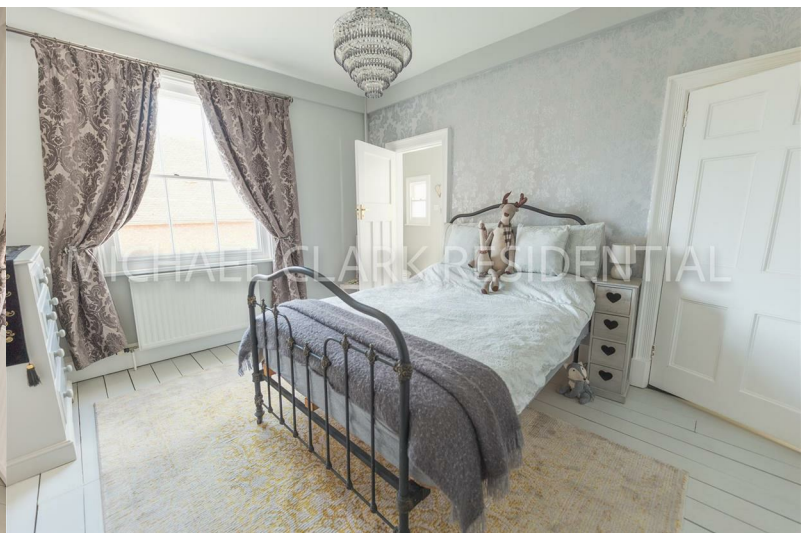


Esplanade House, Kings Quay Street

Harwich, CO12 3ES

Guide price £550,000

 4  2  3  N/A





***ESPLANADE HOUSE* OLD HARWICH * CHAIN FREE * FIVE BEDROOMS * TWO PARKING SPACES
* SPACIOUS RECEPTION ROOMS * COURTYARD & FRONT GARDEN * SEA VIEWS * GRADE II
LISTED * BEAUTIFULLY PRESENTED THROUGHOUT**

About the home

Welcome to Esplanade House, an imposing Grade II listed residence nestled in the heart of old Harwich on Kings Quay Street. This distinguished property boasts a commanding presence with direct sea views over Harwich's picturesque seafront.

Upon entering, you are welcomed by a grand hallway adorned with high ceilings. To the left, the dining room beckons, offering an elegant space with bay windows providing mesmerizing sea views. Continuing from the dining room and hallway, discover a delightful kitchen featuring a breakfast bar area and a convenient wine rack. The ground floor is further complemented by a well-placed W/C.

Ascend to the first floor to unveil a beautiful lounge adorned with an inviting open fire and captivating direct sea views. Adjacent, a bedroom with an ensuite toilet and balcony awaits, offering delightful rooftop views of old Harwich.

On the second floor, a spacious main bedroom awaits, complete with fitted wardrobes, direct sea views, and an attached dressing room or optional additional bedroom. The main bathroom on this floor showcases a luxurious four-piece suite, including a free-standing bath.

The top floor houses two well-proportioned bedrooms, providing ample space and comfort. Outside, the residence features a charming enclosed courtyard, while the front boasts two allocated parking spaces and a mature detached garden, creating a picturesque setting.

Adding to the allure, Esplanade House includes a cellar, perfect for additional storage needs. This home is a harmonious blend of historic charm, modern convenience, and unparalleled coastal views, offering a truly exceptional living experience in the heart of old Harwich.

Entrance Door Leading To

Entrance Porch

Tiled Floor, door to hallway

Hallway

Stripped wooden flooring, stairs to first floor, radiator, door to basement, door to conservatory, hatch to storage area

Lounge

17'5" into bay x 17'5" max (5.31m into bay x 5.31m max)

Single glazed sash window to front aspect, radiator

Kitchen Diner

18'6" x 11'0" (5.64m x 3.35m)

Sliding door to garden, range of wall and base units, work tops over, fitted cupboards, radiator, fitted oven, four ring induction hob, cooker hood, sink and drainer, work top lighting

Cloakroom

Wash hand basin, low level WC, obscured window to rear aspect

Lean-to Conservatory

Door to garden, shared side access

FIRST FLOOR

Landing

Window to rear aspect, radiator, stairs to second floor

Sitting Room

22'8" max x 17'8" into bay (6.91m max x 5.38m into bay)

sash windows to front aspect, radiator, feature working fireplace (not tested), wooden flooring

Bedroom Two

12'6" x 11'0" (3.81m x 3.35m)

Window to rear aspect, built in storage, radiator

En-Suite Cloakroom

Low level WC, radiator, wash hand basin, obscured sash window to side aspect, door to balcony

Balcony

South westerly facing Balcony with cast iron safety railing

SECOND FLOOR

Second Floor Landing

Sash window to rear aspect

Bedroom One

18'1" into bay x 14'7" (5.51m into bay x 4.45m)

Sash window to front aspect, fitted wardrobe, radiator

Dressing Room

13'5" x 5'6" (4.09m x 1.68m)

Sash window to front aspect, radiator

Bathroom

Heritage free standing bath, matki shower cubicle, built in cupboard, radiator, wash hand basin, door to cloakroom with low level WC & obscured window to side

THIRD FLOOR

Landing

Storage cupboard, window to rear aspect,

Bedroom Three

11'0" x 7'0" (3.35m x 2.13m)

Window to front aspect, radiator

Bedroom Four

14'7" x 11'8" (4.45m x 3.56m)

Windows to front and side aspects, radiator

Basement (Main Area)

16'3" max x 11'7" (4.95m max x 3.53m)

Storage areas, power and light connected

OUTSIDE

Front Garden

The front garden is situated on the adjacent side of the road to the property, it offers a selection of mature shrubs & antique style pergola

Rear Courtyard

Traditional flagstone patio, mature flower bed, enclosed by neighbouring walls

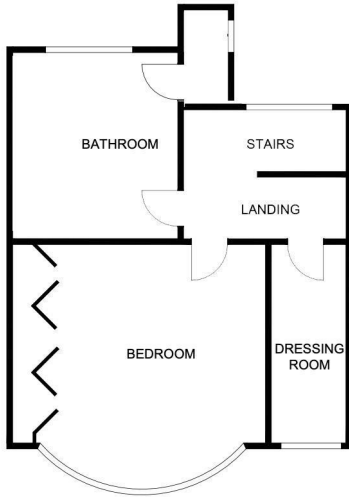
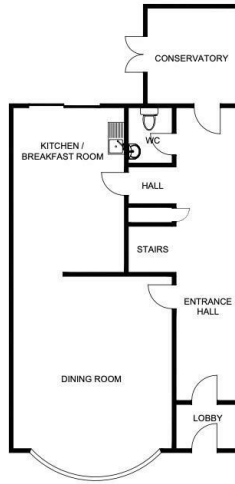
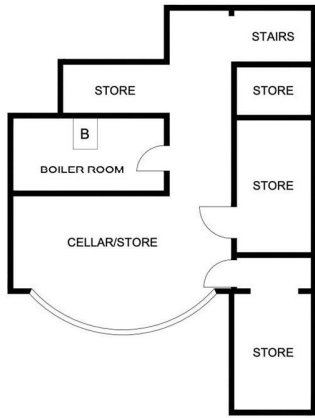
Material Information

Tenure: Freehold

Services Connected: Mains Gas, Mains Drainage, Mains Electric, Mains Water

Council Tax Band: D (Tendring District Council)

Listed Building: Grade II





Viewing

Please contact us on 01206 584520 if you wish to arrange a viewing appointment for this property or require further information.

EPC EXEMPT

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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