



## Fourth Avenue, Clacton-On-Sea

**\*\*Chain Free\*\*** This handsome period home is enviably located 300ft away from the stunning seafront, whilst nestled ideally between vast green playing fields. Characterised by an attractive facade combining a neutral render with classic red brick, the house is deceptively spacious, charming and bright. There is a separate, self-contained annexe, as well as ample off-street parking, and it is hard not to be impressed by the peaceful and beautifully manicured sunny garden.

Guide price £487,000

## The Property

On entering the property, you are immediately struck by the deceptively spacious and light rooms. To your left, at the front of the property, you find yourself in the spacious living room. A large bay window allows natural light to flood in. This room is perfect for relaxing and includes a feature fireplace and ample space for seating.

The office, accessed from the entryway, is of good size with dual-aspect windows providing great natural light.

To the rear of the property, you will find the kitchen and dining room. The kitchen is both practical and well-proportioned, with modern fitted cabinetry, a range oven, and tiled flooring. This area is beautifully illuminated by the large window over the sink, and double doors opening onto the pretty garden.

The large dining room, currently being used as a living/dining space also offers double doors onto the garden

On the first floor, there are 4 spacious bedrooms, one with a well-presented ensuite shower room, and a spacious family bathroom with, a shower and a separate full-sized jacuzzi bath. The bedrooms are beautifully lit with an impressive bay window in one and dual aspect lighting with pretty garden views in another.

The 3rd bedroom has private access to the exterior via an external staircase that leads onto a large balcony which offers breath-taking sea views.

On the second floor, there is yet another spacious bedroom which presents panoramic views of the sea through large dual-aspect windows.

Upon entering the annexe, accessed separately from the main dwelling, you find yourself in the hallway with great storage. Followed by a sizeable kitchen/diner space with double doors leading onto the garden. To the rear, there is a spacious bathroom with a separate shower and bath, and thereon the bedroom, which also offers double doors onto the garden.

## The Outside

The beautifully manicured rear garden provides a verdant outlook from the main house and the annexe. Upon exiting from the house, you find yourself on a patio area, perfect for outdoor dining. There are well-maintained flowerbeds, with a mixture of herbaceous and perennial leading down to the summer house. The garden, which backs onto a large playing field, basks in sun throughout the day and can enjoy sea views as well as direct access to the open field. To the front of the property, you are greeted with ample space for off-street parking as well as mature flowerbeds lined with shrubs. The property also benefits from usage of the gated car park adjacent to the property.

## The Area

Fourth avenue, just a stone's throw away from the stunning seafront, is a quiet residential cul-de-sac. Clacton itself has plentiful amenities including a pleasure pier, arcades, a golf course and an airfield. The shops that serve Forth Avenue are a short walk across the playing field in Holland, where there is a real sense of community and all the amenities one would need. Clacton has a well-established shopping area with many of the usual national chains represented. There are two theatres, the West Cliff Theatre and the Princes Theatre. The town is also well connected via both road and rail. There are regular bus routes and trains to Colchester, Chelmsford and London. Within walking distance from the property you can find Holland Park Primary School and Clacton County High School.

## Further Information

Tenure - Freehold

Council Tax - Tendring Band D

There is a self contained Annexe

Construction - Brick

Mains Gas, Electric, Sewage and Water

Seller position - No onward chain



# Floor Plan



TOTAL FLOOR AREA : 2011 sq.ft. (186.8 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.  
Made with Metropix ©2022



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

