



Honeysuckle Way Clacton-On-Sea, CO16 9SL

Located in the newly built 'Meadow Gardens' area at Brook Park in Clacton-on-Sea, Sheens Estate Agents are pleased to offer this THREE/FOUR BEDROOM TOWN HOUSE built in '2024'. This property benefits from Off Street parking and Garage. The property is situated approximately 1.5 miles from Clacton-on-Sea's mainline railway station, town centre and seafront. The property is positioned a mere 600 metres from Brook Retail & Country Park. A viewing is highly advised to appreciate the accommodation this property has to offer.

- Four Bedrooms
- 15'5 x 10'8 Lounge
- 16'8 x 15'5 Kitchen/Diner
- Gas Central Heating (n/t)
- Three Floors
- Downstairs W/C
- Off Street Parking
- Garage
- EPC Rating B
- Council Tax Band C

Price £340,000 Freehold



Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALL

Radiator. Starflight to first floor. Door to:

DOWNSTAIRS W/C

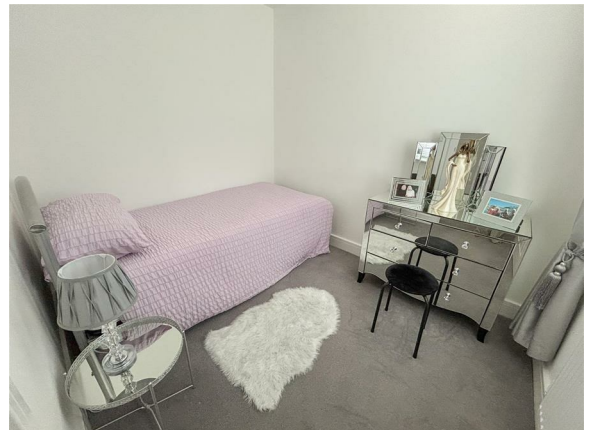
Low level W/C. Pedestal hand wash basin with mixer tap.
Radiator. Double glazed window to front.



BEDROOM FOUR

9'1 x 7'6

Radiator. Double glazed window to front.



KITCHEN/DINER

16'8 x 15'5

Fitted with a range of grey fronted units. Comprising; square edged work surfaces with cupboards and drawers below. Inset stainless steel sink unit with mixer tap. Integrated washing machine. Integrated fridge/freezer. Integrated dishwasher. Wall mounted gas combination boiler (not tested). Integrated oven. Four ring gas hob with extractor fan above (not tested). Storage cupboard. Double glazed window to rear. Patio doors leading to outside rear.



LOUNGE

15'5 x 10'8

Radiator. Double glazed window to rear.



BEDROOM ONE

13'3 x 8'5

Built in wardrobes. Radiator. Open access to En-Suite. Double glazed window to front.



EN-SUITE

Low level W/C. Pedestal hand wash basin with mixer tap. Corner shower cubical with wall mounted shower attachment (not tested).



BEDROOM TWO

11'11 x 10'7

Storage cupboard. Radiator. Double glazed window to front.



BEDROOM THREE

10'7 x 8'4

Skylight. Radiator.



BATHROOM

Low level W/C. Pedestal hand wash basin with mixer tap.
Panelled bath. Skylight.



GARAGE

Up and over door.

OUTSIDE FRONT

Paved Patio area providing off street parking for multiple vehicles. Entrance to garage. Side gate with pedestrian access to outside rear.



OUTSIDE REAR

Paved Patio garden. Enclosed by panelled fencing. Door leading side access to garage.



EH 07/26

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 2026/2027 £1978.64 Per Annum

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

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

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

Non-Standard Property Features To Note:

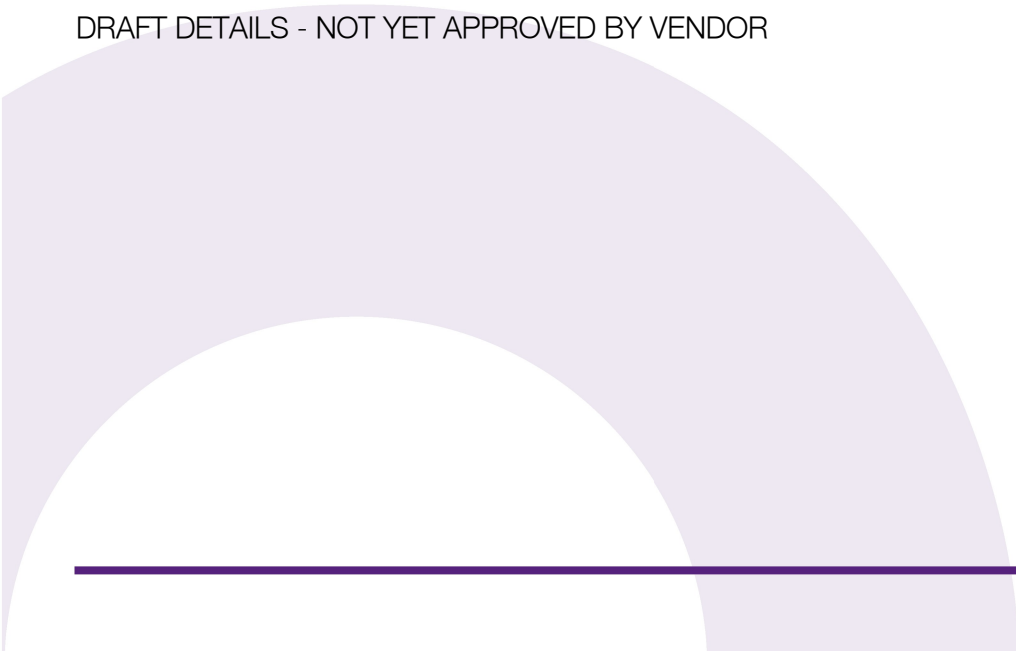
Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

Particular Disclaimer

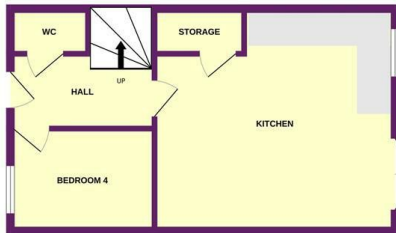
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

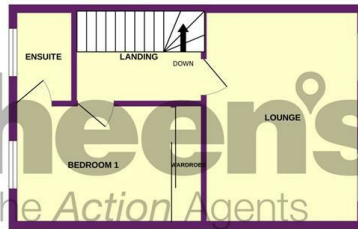
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



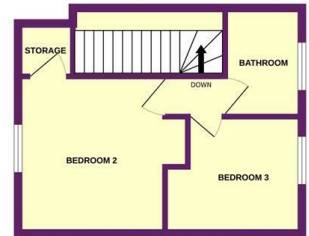
GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



2ND FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (99.9 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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