

6 Tower Estate, Point Clear Bay, Clacton-On-Sea, CO16 8NG  
Guide price £370,000



Hands & Co



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### Council Tax Band: A

Located in the charming Tower Estate of Point Clear Bay, Clacton-On-Sea, this delightful detached house offers a perfect blend of character and modern living. Originally built in 1930 and recently completely rebuilt, the property boasts a generous living space of 1,681 square feet, making it an ideal family home.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed to provide both comfort and functionality. With four well-proportioned bedrooms, there is ample space for family members or guests, ensuring everyone has their own retreat.

The house features three bathrooms, which is a significant advantage for busy households, allowing for convenience and privacy. The property's design reflects a classic style while offering the potential for personal touches to make it your own.

The location in Point Clear Bay is particularly appealing, providing a serene environment with easy access to the beautiful coastline and local amenities. Whether you are looking for a peaceful retreat or a vibrant family home, this property is sure to meet your needs.

#### Open Plan Kitchen/Living

29'5" x 21'4"

The open plan kitchen and living area is a vast and inviting space measuring 8.97 by 6.50 metres. It features a sophisticated design with a large corner sofa that faces towards a TV and fireplace, alongside striking dark walls that create a cosy yet modern atmosphere. The kitchen area boasts sleek dark cabinetry paired with white marble-effect countertops and a central island with seating, enhanced by pendant lighting. Large bi-fold doors open out onto a spacious balcony and sun terrace, offering uninterrupted views over the water and allowing natural light to flood the room.

#### Bedroom 1

18'0" x 13'0"

The main bedroom is a spacious retreat measuring 5.49 by 3.96 metres, with contemporary, neutral decor and plush carpeting that adds warmth underfoot. It benefits from an ensuite bathroom, offering ample space and practicality. The room is well-lit with natural light and provides a comfortable atmosphere for relaxation.

#### Bedroom 2

12'0" x 10'9"

Bedroom 2 is a well-proportioned room measuring 3.46 by 3.28 metres. It presents a calm and welcoming space with neutral tones and carpeted flooring. This bedroom includes a dressing room with ample shelving and hanging space, ideal for organisation and storage.

#### Bedroom 3

10'6" x 9'1"

Bedroom 3 is a cosy room with carpeted flooring and simple, neutral decor, measuring 3.20 by 2.77 metres. The space benefits from natural light through the window and offers a peaceful environment suitable for a single bed or home office use.

#### Bedroom 4

9'0" x 7'8"

Bedroom 4 is a smaller room measuring 2.77 by 2.34 metres, ideal as a child's bedroom or guest room. It is decorated softly with carpet underfoot and receives natural light from a window, making it a bright and inviting space despite its compact size.

#### Bathroom

10'9" x 5'10"

The bathroom is a stylish and modern room with light wood-effect flooring and white tiled walls featuring a brick-style pattern. It includes a freestanding bath, a wash basin set in a curved vanity unit, and a toilet, combining practicality with contemporary design.

#### Ensuite

The ensuite bathroom is compact yet contemporary, with white tiled walls in a brick pattern and light flooring. It features a shower, wash basin, and toilet, offering a private and functional space adjacent to the main bedroom.

#### Hallway

The hallway is a bright and welcoming space with light walls and flooring. A mirror and a small console table provide practical touches, while the hallway connects seamlessly to the open plan living area and bedrooms beyond.

#### Gym

The gym is a spacious, well-lit room with laminate flooring, mirrored walls, and ample space for a variety of exercise equipment. It is a versatile area ideal for fitness and wellbeing routines.

#### Conservatory

The conservatory is a light-filled space with large floor-to-ceiling windows, creating a bright and airy environment. Positioned to overlook a paved courtyard, it offers a peaceful spot for relaxation and enjoying the outdoors from inside.

#### Studio/Salon

12'0" x 10'0"

The studio/salon is a bright, well-organised space used for hairdressing or beauty treatments, complete with specialist chairs, shelving, and lighting. It opens directly onto a paved courtyard, offering a professional and practical environment.

#### Courtyard

The courtyard is a private, paved outdoor area enclosed by black fencing and walls. It features a seating bench and space for plants or decor, perfect for outdoor enjoyment and connecting the interior spaces with the outside environment.

#### Storage

The storage room is a well-arranged area with shelving and storage units, ideal for keeping household items organised and out of sight, enhancing the home's overall tidy appearance.

#### Utility Room

The utility room provides practical space for laundry and additional storage, featuring a sink, cabinets, and work surfaces for household tasks.

#### WC 1

The separate WC is a compact room with a white sink and toilet, designed for convenience on the upper floors.

#### WC 2

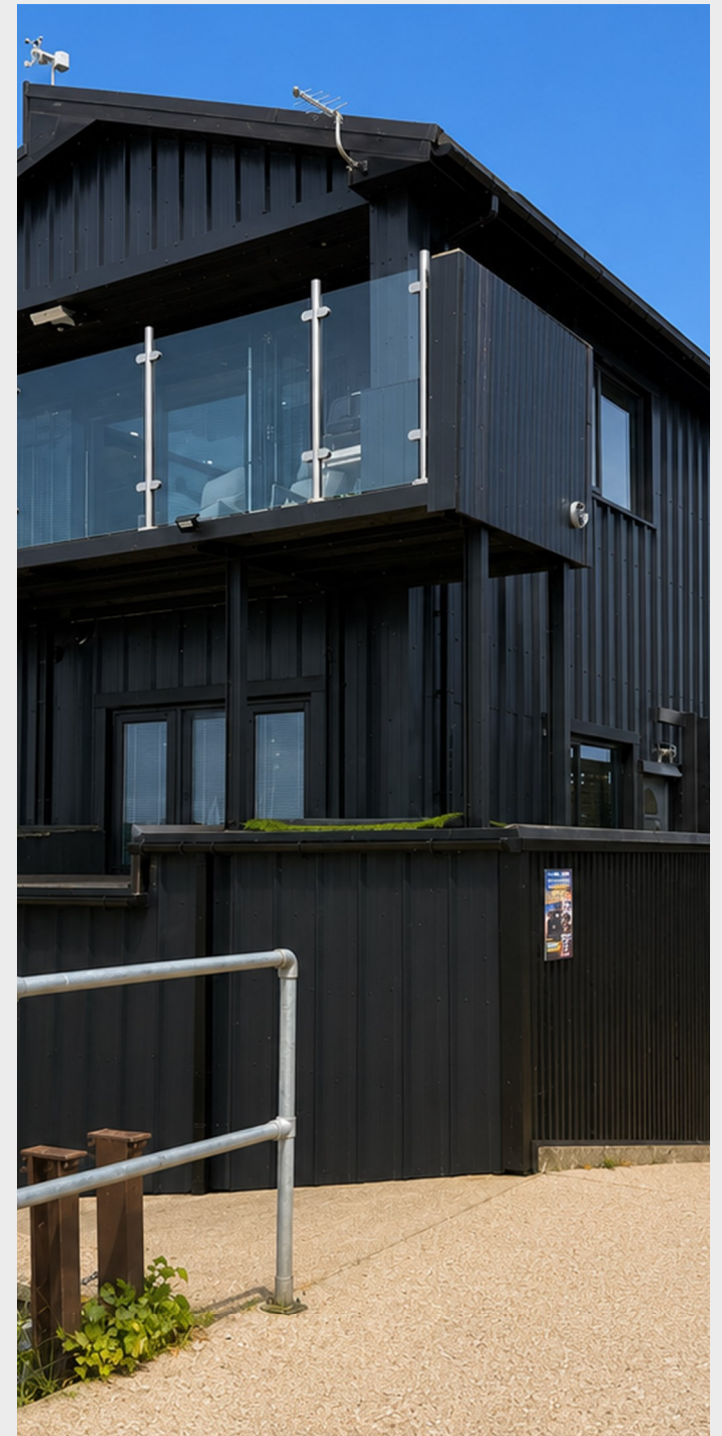
The downstairs WC is a small, functional space with a corner basin and toilet, ideal for guests and quick use.

#### Storage 2

The storage room on the lower floor is a practical area for keeping various household or garden items, helping to maintain organisation throughout the home.









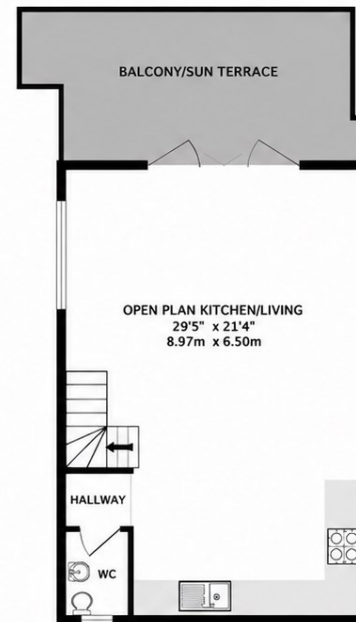
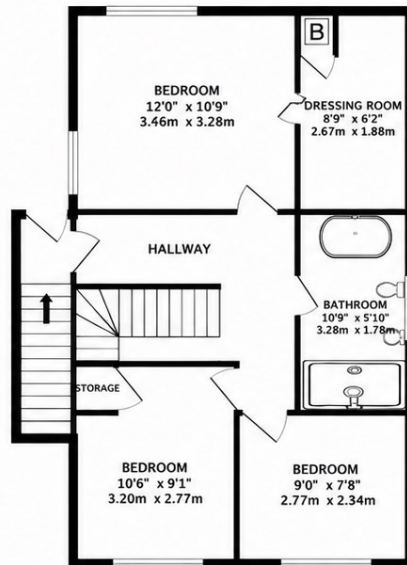
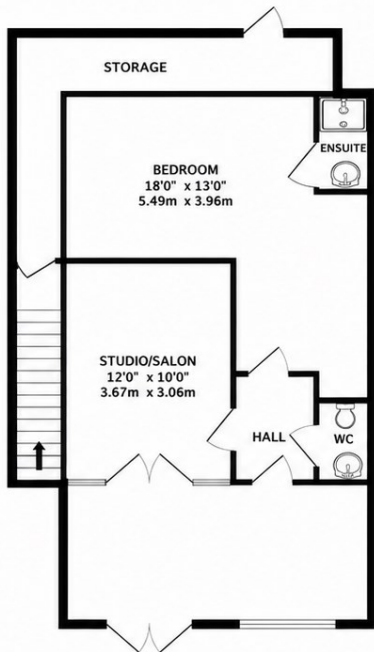
# Hands & Co

Colchester & Surrounding Areas

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TOTAL FLOOR AREA: 1681 sq.ft. (156.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>90</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	