



Spinnaker Close Clacton-On-Sea, CO15 1AY

Located on the sought after Martello Bay development in the Essex coastal town of Clacton-on-Sea is this TWO BEDROOM RETIREMENT BUNGALOW for the Over 55's. Situated around 150 metres from the award winning Martello Beach, the property is also located around one mile from Clacton-on-Sea's town centre and mainline railway station. An early inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 14'8 x 10'8 Lounge
- 8'3 x 6'6 Kitchen
- 10'6 x 7'3 Conservatory
- Shower Room
- Electric Heating (n/t)
- Fully Double Glazed
- Close To Seafront
- Leasehold
- EPC Rating D



Open To Offers £165,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed entrance door and leading to:

ENTRANCE HALLWAY

One storage cupboard. One airing cupboard. Wall mounted electric radiator (not tested). Door to;



LOUNGE

14'8 x 10'8

Inset electric feature fireplace with wooden fire surround (not tested). Storage heater (not tested). UPVC double glazed sliding door leading to;



CONSERVATORY

10'6 x 7'3

Fully double glazed window to sides and rear. UPVC double glazed door leading to communal garden;



KITCHEN

8'3 x 6'6

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with a stainless steel mixer tap. Inset four ring electric hob with extractor hood above (not tested). inset oven (not tested). Space for fridge freezer. Space and plumbing for a washing machine. Selection of matching wall units with cupboards and drawers at both eye and floor level. Partly tiled. Double glazed window to the side.

BEDROOM ONE

12'1 x 8'5

Built in wardrobe with a mirror fronted sliding door. Wall mounted electric radiator (not tested). Double glazed window to the side.



BEDROOM TWO

8'9 x 8'10

Storage heater not (tested). Double glazed window to the side.



SHOWER ROOM

Three piece white suite comprising; Low level W.C. Pedestal hand was sink basin. Step-in shower cubicle with a wall mounted electric shower and shower head attachment above(not tested). Fully tiled. With an extractor fan (not tested). Storage heater (not tested). Double glazed window to the front.



OUTSIDE

Communal parking. Communal lawns.



MARTELLO BAY BEACH

The property is located within 150 metres of the beach at Martello Bay.



BA 0525

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 (Leasehold Property)

Tenure: Council Tax Band:

Length of lease (years remaining): 63 Annual ground rent amount (£): 100 Ground rent review period (year/month): Annual service charge amount (£): 2810.40 Service charge review period (year/month):

Any Additional Property Charges: No

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: Over 55s Retirement complex

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



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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📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

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