

DEAL CLOSE, CLACTON-ON-SEA, ESSEX, CO15 1NE

Price

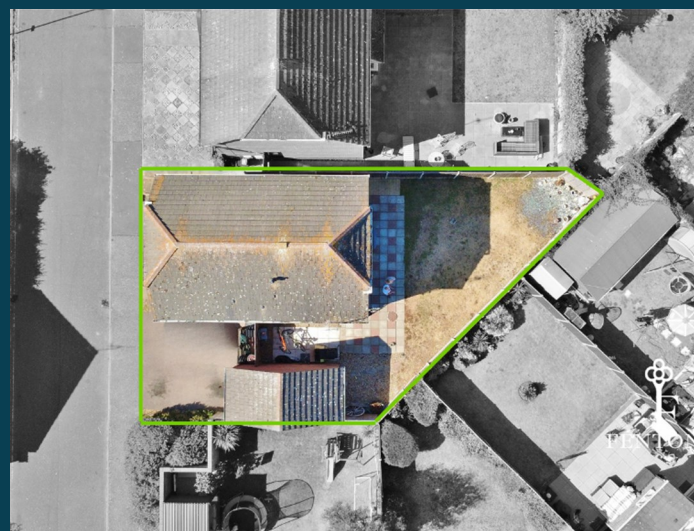
£335,000

FREEHOLD

- Four Bedrooms
- Sought After 'Martello Bay' Development
 - En-Suite To Master Bedroom
- 19' Kitchen/Diner & Separate Utility Room
- Ground Floor Cloakroom & First Floor Bathroom
 - 43' Rear Garden
- Detached Garage & Off Street Parking For Two Vehicles
 - 200 Meters To Seafront
 - Must Be Viewed
- EPC Rating C/ Council Tax Band - E



FENTONS
ESTATE AGENTS



Situated on the sought after 'Martello Bay' development, Fentons Estate Agents have the pleasure in offering for sale this well presented FOUR BEDROOM DETACHED HOUSE. Located within 200 meters from the seafront the property features an 19' open plan kitchen/diner which opens onto the 43' rear garden. The ground floor includes a 13'8" lounge, separate utility room and a convenient W/C. Upstairs, you'll find four well proportioned bedrooms, with the main bedroom benefiting from an en-suite, alongside a family bathroom. Outside, there is a detached garage and a driveway providing ample off street parking. This home offers easy access to the seafront and the local amenities and an internal viewing is highly recommended to fully appreciate this property on offer.

Accommodation comprises of approximate room sizes

Obscured hardwood entrance door leading to:-

Hallway

Built in storage cupboard. Wood flooring. Stair flight to first floor. French doors leading to lounge. Door to:-

Cloakroom

White suite comprises low level w/c. Wash hand basin with tiled splashback. Wood flooring. Radiator. Obscured double glazed window to side.

Lounge

13'8" x 13'

Fireplace with electric fire under. Radiator. Double glazed window to side with fitted shutters. Double glazed bay window to front with fitted shutters.

Kitchen/Diner

19' x 11'1"

Fitted with a range of modern fronted units. Wood effect rolled edge worksurfaces. Inset stainless steel one and a half bowl sink and drainer unit with pull out mono tap. Inset four ring gas hob with built in double oven under and extractor hood above. Further selection of matching units at both eye and floor level. Plumbing for dishwasher. Part tiled walls. Wood flooring. Radiator. Double glazed window to rear. Double glazed French doors giving access to rear with fitted shutters. Archway leading to:-

Utility

6'1" x 6'1"

Wood effect rolled edge worksurfaces with inset stainless steel bowl sink drainer unit with mixer tap. Modern floor level cupboard. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Wood flooring. Radiator. Obscured double glazed door giving access to side.

First Floor Landing

Built in double length airing cupboard housing hot water cylinder and wall mounted boiler. Double glazed picture length window to side. Loft access. Doors to all rooms. Door to:-

Bedroom One

11'5" x 10'3"

Built in wardrobes with bi-folding doors. Radiator. Double glazed window to rear. Door to:-

En-Suite

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboard under. Built in shower cubicle with wall mounted integrated shower controls and separate attachment. Part tiled walls. Extractor fan. Obscured double glazed window to side. Radiator.

Bedroom Two

11'7" x 8'2"

Built in wardrobe. Wood flooring. Radiator. Double glazed window to front.

Bedroom Three

11'5" x 8'5"

Built in wardrobe. Radiator. Double glazed window to rear.

Bedroom Four

9'10" x 6'1" + door recess

Wood flooring. Radiator. Double glazed window to front.

Bathroom

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboard under. Panelled bath with shower attachment and fitted glass shower screen. Fully tiled walls. Heated towel rail. Extractor fan. Obscured double glazed window to side.



Outside - Rear

43' approx

Part patio area. Remainder laid to lawn. Part shingled. Private access door to garage. Outside double socket. Outside tap. Access to front via side gate. Enclosed by panelled fencing.

Garage

Power and lighting connected. Up and over door to front.

Outside - Front

Low maintenance. Part shingled area. Pathway leading to entrance door under a storm porch. Driveway providing side by side parking for two vehicles.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2026/2027 £2720.63 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

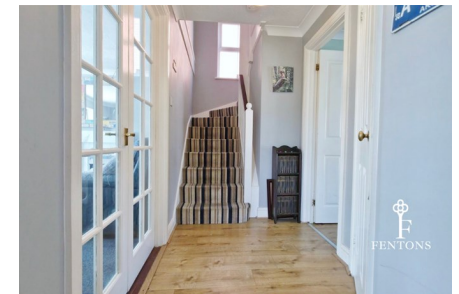
(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



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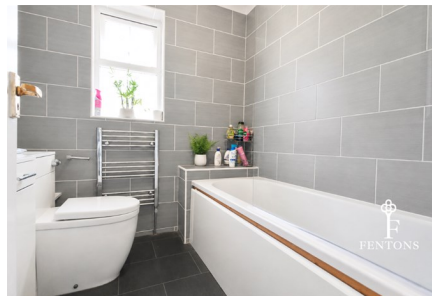
AML

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.

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.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website



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Call us on

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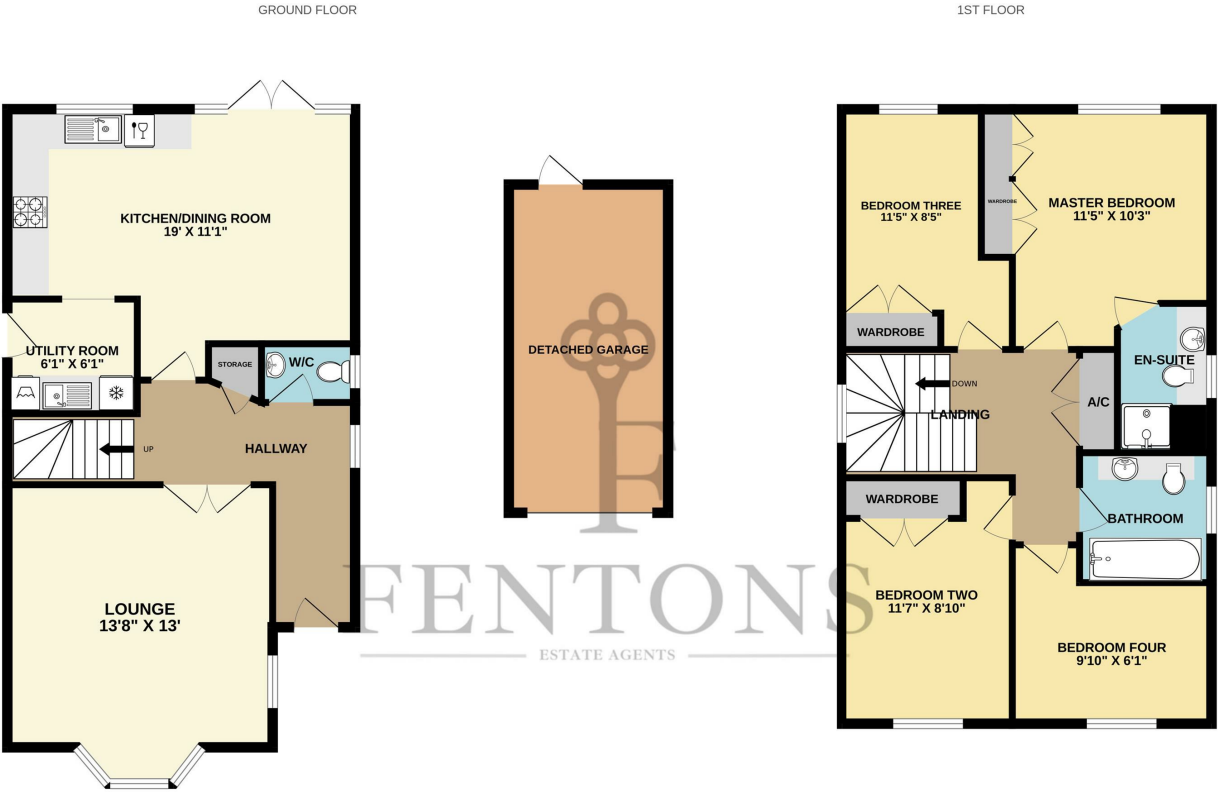
Council Tax Band

E



Energy Efficiency 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		
England & Wales		EU Directive 2002/91/EC

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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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