



## West Road Clacton-On-Sea, CO15 1BN

Situated on the fringes of the popular 'Royals' area on the western side of the Essex Coastal town of Clacton-on-Sea is this MODERN THREE BEDROOM, THREE RECEPTION ROOM DETACHED BUNGALOW. The property is located within 250 metres of the beach and approximately one mile from Clacton town centre and mainline railway station. Having been extensively modernised by the current seller, an early internal inspection is strongly advised to appreciate the accommodation and décor on offer.

- **Three Bedrooms**
- **Modern Bath & Shower Rooms**
- **13'8 Lounge**
- **11'6 Dining Room**
- **19'7 Sun Lounge**
- **10'8 Modern Fitted Kitchen**
- **Garage & Off Road Parking**
- **Low Maintenance Gardens**
- **Just 250 Metres To The Beach**
- **EPC Rating D & Council Tax D**



**Price £441,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes: Double glazed entrance door to entrance porch.

### ENTRANCE PORCH

Wood effect flooring. Further multi panelled glazed wooden entrance door to entrance hallway.



### ENTRANCE HALLWAY

Wood effect flooring. Radiator. Loft access. Open access to dining room. Doors to;



### BEDROOM ONE

13'11 x 11'

Wood effect flooring. Radiator. Double glazed oriel bay window to side.



## BEDROOM TWO

Wood effect flooring. Radiator. Double glazed window to front.



## BEDROOM THREE

11' x 5'10

Wood effect flooring. Radiator. Double glazed window to side.



## BATHROOM

Fitted with a modern white suite comprises a panelled bath with mixer tap and integrated shower unit over. Glazed shower screen. Concealed cistern low level W.C. Vanity unit with ceramic sink with fitted cupboards and draws below. Chrome effect heated towel rail. Double glazed window to front.



## SHOWER ROOM

Fitted with a three piece white suite. Independent shower cubicle. Concealed cistern Low level W.C. Vanity wash hand basin with cupboards below. Tiled splash backs. Tiled flooring. Radiator. Double glazed window to front.



## DINING ROOM

11'6 x 9'7

Radiator. Wood effect flooring. Open access to kitchen. Double glazed double doors to sun lounge. Multi panel glazed internal double doors to lounge. Cupboards housing space and plumbing for washing machine and tumble dryer.



## LOUNGE

13'8 x 11'

Wood effect flooring. Radiator. Double glazed sliding patio doors to sun lounge.



## KITCHEN

10'8 max x into 8'1 x 9'4

Fitted with an array of grey laminated fronted panelled units. Comprises laminated rolled edge work surfaces with cupboards and draws below. Range of matching eye level cabinets. Inset one and a half bowl sink unit with mixer tap. Inset four ring gas hob with black glass designer extractor hood above. High level electric oven and integrated microwave. Integrated tall fridge freezer. (All appliances not tested). Space and plumbing for dishwasher. Tiled splash backs. Wood effect flooring. Concealed wall mounted gas combination boiler serving hot water and central heating system (not tested). Double glazed window to front.



## SUN LOUNGE

19'7 x 9'5

Part brick built with double glazed windows to sides and rear. Large vaulted lantern skylight. Tile effect flooring. Radiator. Double glazed double doors to rear garden. Built in large storage cupboard.



## OUTSIDE FRONT

Front garden is mainly laid to block paving providing in and out driveway with off street parking for numerous vehicles. Rest of the front garden is laid to shingle and shrubs. Part enclosed by a small brick wall. Garage with an up and over door. Gate gives access to side and rear garden.



## REAR GARDEN

Mainly paved providing a low maintenance garden. With borders laid to shrubs, flowers and shingle. Timber storage shed. (8'5 x 4'8) Power and light connected. Personal door to garage. (16'6 x 8'6) Power and light connected. Part enclosed by panelled fencing.



## ALTERNATE VIEW OF GARDEN



## MARTELLO BAY BEACH

Martello bay beach is located around 250 metres away.



## JE 0625

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](http://www.sheens.co.uk).

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### Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D ; Payable 2026/2027 £2225.97 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (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: No

### 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.

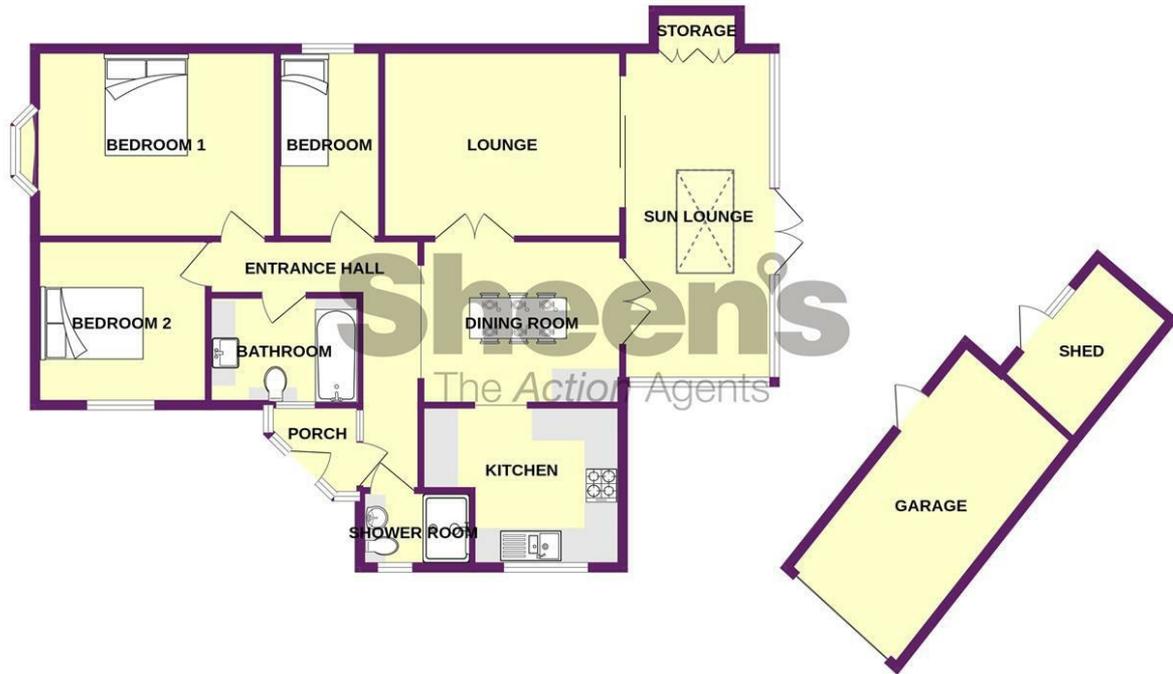
### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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## 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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## Selling properties... not promises

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