



3, Clarendon Park  
East Clacton, CO15 6NS

Price £450,000 Freehold



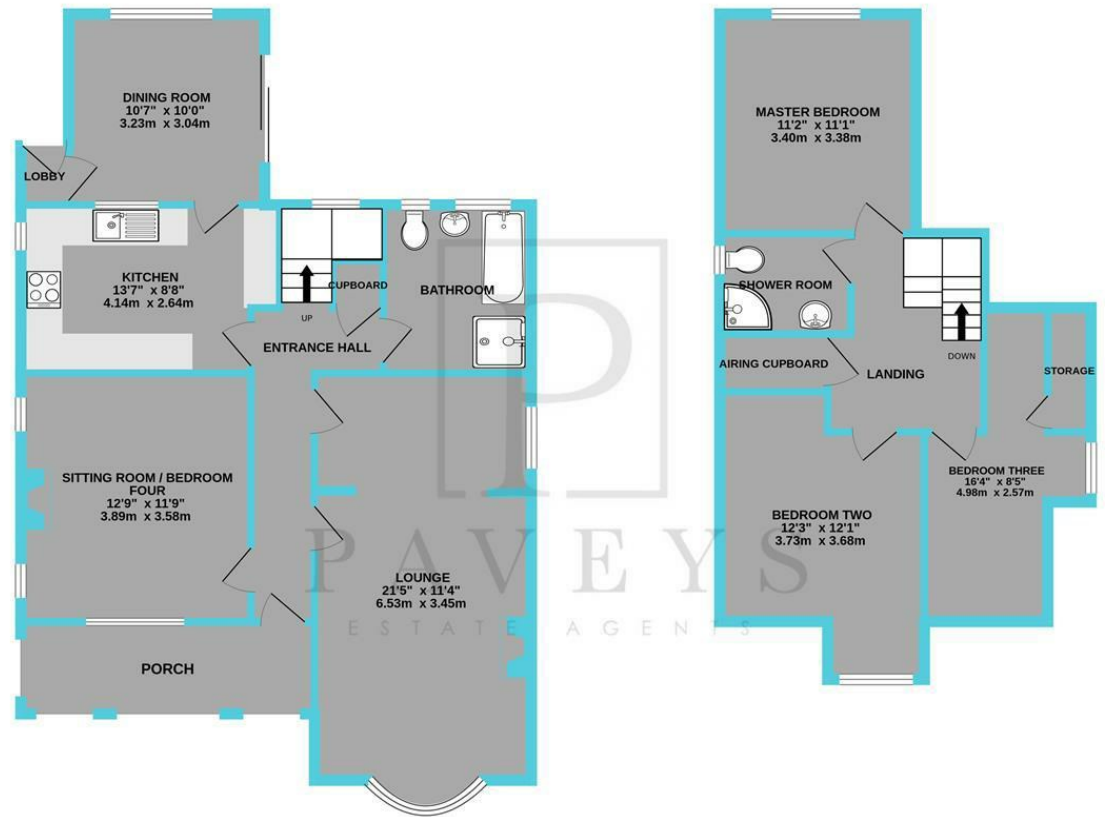
PAVEYS  
ESTATE AGENTS

Located in the sought after EAST CLACTON AREA is this charming 1930'S DETACHED CHALET with IN & OUT DRIVEWAY & GARAGE. The property is in excellent order and is perfectly located within easy reach of the beach, supermarkets and rail services to Central London. There are several local schools close by including Holland Park Primary School and the popular Clacton County High School. This attractive property offers 1343 sq ft of versatile accommodation with two reception rooms, kitchen, ground floor double bedroom/sitting room and shower room. On the first floor are three further bedrooms and a shower room. The pretty South facing rear garden has a raised patio area and is stocked with flowers and shrubs. An internal viewing is advised. Call Paveys to arrange your appointment to view.



GROUND FLOOR  
853 sq.ft. (79.3 sq.m.) approx.

1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 1343 sq.ft. (124.8 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 |
| 70                       | 70        |

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |
| 70   | 70        |

#### STORM PORCH

Attractive open storm porch with tiled step and exterior lighting.

#### ENTRANCE HALL

UPVC double glazed door to front aspect, laminate flooring, staircase to First Floor, under stairs storage cupboard, radiator.

#### LOUNGE 21'5 x 11'4 (6.53m x 3.45m)

Large double glazed bay window to front, double glazed window to side, fitted carpet, coved ceiling, wall lights, feature fireplace with inset gas fire, surround and hearth, TV point, radiators.

#### SITTING ROOM/BEDROOM FOUR 12'9 x 11'9 (3.89m x 3.58m)

Double glazed window to front, feature double glazed arch windows to side, fitted carpet, coved ceiling, brick built fire place, radiator.

#### KITCHEN 13'7 x 8'8 (4.14m x 2.64m)

Over and under counter units, matching display cabinets, work tops inset sink and drainer with mixer tap. Built in oven, spaces and plumbing for washing machine and dishwasher, space for under counter fridge. Double glazed windows to rear and side aspects, door to Dining Room, laminate flooring, part tiled walls, spotlights.

#### DINING ROOM 10'7 x 10' (3.23m x 3.05m)

Double glazed sliding patio doors to rear garden, double glazed window to side, laminate flooring, smooth and coved ceiling, spot lights, door to Lobby, radiator.

#### LOBBY

UPVC double glazed door to rear garden.

#### BATHROOM

Four piece white suite comprising low level WC, pedestal wash hand basin, bath with mixer taps and corner shower cubicle. Double glazed windows to rear, laminate flooring, part tiled walls, radiator.

#### FIRST FLOOR

##### FIRST FLOOR LANDING

Double glazed window to rear, fitted carpet, walk-in airing cupboard.

##### MASTER BEDROOM 11'2 x 11'1 (3.40m x 3.38m)

Double glazed window to rear overlooking the garden, fitted carpet, radiator.

##### BEDROOM TWO 12'3 x 12'1 (3.73m x 3.68m)

Double glazed window to front, fitted carpet, loft hatch, radiator.

##### BEDROOM THREE 16'4 x 8'5 (4.98m x 2.57m)

Double glazed window to side, fitted carpet, radiator.

#### SHOWER ROOM

White suite comprising low level WC, corner vanity wash hand basin and corner shower cubicle. Double glazed window to side, laminate flooring, part tiled walls, chrome heated towel rail.

#### OUTSIDE FRONT

Generous paved frontage within in and out driveway, shrub borders, off road parking to the front, exterior lighting, gated access to rear garden.

#### OUTSIDE REAR

Fully enclosed South facing garden, large lawn area with paved patio areas and raised patio seating area, borders and beds with flowers and shrubs, access to the garage, panelled fencing, gated access to front.

#### DETACHED GARAGE

Up and over door, power and light connected (not tested by Agent), double glazed window to rear, glazed courtesy door to rear garden, wall mounted Ideal Boiler (not tested by Agent).

#### IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

The property is connected to electric, gas, mains water and sewerage.

#### DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

#### MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

#### REFERRAL FEES

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