



BLAKE &  
THICKBROOM



**Tower Estate, Point Clear Bay, CO16 8NG**

**Clacton-on-sea**

**£275,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 1**

Enjoy stunning sea views from this well-presented three-bedroom detached house in Tower Estate, Point Clear Bay. This fully residential property offers a bright and airy open-plan Kitchen/Living/Diner perfect for modern living.

The home features three comfortable bedrooms and a well-appointed bathroom. Additional benefits include a private balcony, a single garage, and allocated off-street parking. Double-glazed with electric heating for year-round comfort.

A video tour is available, and an early viewing is highly recommended to appreciate this delightful coastal home.

**Kitchen/Living/Diner** - 6.4m x 4.5m (21'0.1" x 14'9"narrowing to 7'9")

**Bedroom One** - 3.71m x 2.03m (12'2" x 6'8")

**Bedroom Two** - 2.77m x 2.36m (9'1" x 7'9")

**Bedroom Three** - 2.03m x 1.93m (6'8" x 6'4")

**Bathroom** - 2.51m x 1.65m (8'3" x 5'5")

Material information for this property.

Tenure is Freehold.

Council Tax Band A.

EPC Rating TBC.

Services Connected.

Electricity - Yes.

Gas - No.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Prospective purchasers should be directed to [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - No.

Non standard properties features to note - Yes, the property is part brick and timber construction.

**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/buyers via a third party company who undertake our Anti Money Laundering checks.



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