



BLAKE &  
THICKBROOM



**Park Square East, West Clacton, CO15 2NP**

West Clacton

**£285,000**

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

Spacious detached bungalow with large rear garden, garage and extensive parking, set on the highly sought-after Tudor Estate and offered with no onward chain.

Entry is via a spacious reception hall, leading into a generous and versatile layout ideal for a range of buyers. The property features a bright and airy open-plan lounge/diner with feature fire surround and inset log burner, providing an excellent space for both everyday living and entertaining.

The bungalow offers two well-proportioned bedrooms and comfortable single-level accommodation throughout.

Externally, the property stands out with its large rear garden and vehicular access, providing ample private parking—perfect for multiple vehicles, caravan or motorhome storage. A garage further adds to the practicality and appeal of this home.

Situated within the highly regarded Tudor Estate, the property benefits from a popular residential location with convenient access to local amenities and transport links.

No onward chain – early viewing highly recommended.

**Reception Hall** - 3.84m x 2.54m (12'7" x 8'4")

**Lounge Diner** - 6.93m x 5.03m (22'9" x 16'6" narrowing to 13'9")

**Kitchen** - 3.1m x 2.95m (10'2" x 9'8")

**Conservatory** - 4.01m x 2.64m (13'2" x 8'8")

**Bedroom One** - 4.32m x 3.78m (14'2" to Fitted Wardrobes x 12'5")

**Bedroom Two** - 3.43m x 3.05m (11'3" x 10'0")

**Bathroom** - White 4 Piece Suite

**Garden** - Approx 90'

Material information for this property.

Tenure is Freehold.

Council Tax Band D.

EPC Rating TBC.

Services Connected.

Electricity - Yes. Gas - Yes. Water - Yes

Sewerage type - Mains.

Telephone and Broadband coverage - Disconnected. 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 - None.



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