

COMPASS

Lettings & Sales
New Homes
Property Management
Buy-To-Let Agents
Mortgage Advice
Block Management



MARINE PARADE, DOVERCOURT

**RARE OPPORTUNITY TO PURCHASE THIS LARGE EDWARDIAN DETACHED HOUSE
ON DOVERCOURT SEA FRONT WITH EXTENSIVE SEA VIEWS & NO ONWARD CHAIN**



PRICE £750,000 FREEHOLD

- * 7 BEDROOM EDWARDIAN DETACHED HOUSE ***
- * 2 LARGE RECEPTIONS ROOMS * RECEPTION HALL ***
- * FAMILY ROOM * DINING ROOM * KITCHEN ***
- * STUDY * GROUND FLOOR SHOWER ROOM & WC ***
- * LARGE UTILITY ROOM * PART DOUBLE GLAZED ***
- * FIRST FLOOR BATHROOM & 3 EN-SUITES * GAS C/H ***
- * TOP FLOOR BATHROOM * 1/4 ACRE PLOT ***
- * LARGE DETACHED GARAGE & OFF-STREET PARKING ***
- * EXTENSIVE SEA VIEWS * NO ONWARD CHAIN ***

28 Kingsway
Dovercourt
Harwich
Essex CO12 3AB

(T) 01255 556660

(E) info@compassproperty.me.uk
(W) www.compassproperty.me.uk

Marine Parade, Dovercourt, Harwich CO12 3JX...

UPVC part glazed double entrance doors to: -

Ground Floor

Entrance Lobby	12' x 5'9. UPVC double glazed windows to front, tiled floor, fitted boot shelves, picture rail, part glazed door to: -
Reception Hall	20'8 (12'4 min) x 13'6 (7'6 min). Leaded light windows to lobby, wooden parquet flooring, radiator, picture rail, doors to most rooms, understairs cupboard, main staircase to first floor with ½ landing & large picture window to front with sea views.
Sitting Room	20' (18' min) x 14'5 (13'7 min). Secondary double glazed window to front with sea views, 2 radiators, fireplace, understairs cupboard housing electric meter & fuse box.
Living Room	20' (17'6 min) x 14'5 (13'7 min). Secondary double glazed window to front with sea views, 2 radiators, picture rail.
Inner Lobby (off hall)	Walk in storage cupboard with UPVC double glazed window to rear, doors to shower room &
Family Room	14'5 (13'7 min) x 13'. UPVC double glazed picture window to rear, 2 radiators, UPVC double glazed door to rear garden.
Shower Room	8' (6'2 min) x 6'4. White part tiled suite comprising tiled shower cubicle, pedestal hand wash basin, close-coupled WC, radiator, tiled floor, UPVC double glazed opaque window to rear.
Further Lobby (off hall)	Doors to dining room & study.
Study	8'3 (9'5 max) x 6'4 (8' max). UPVC double glazed window to rear, radiator, fitted cupboards & display cabinets to 2 walls, airing cupboard housing hot water cylinder.
Dining Room	14'5 (13' min) x 9' (12' max). Window to rear, radiator, glazed door to boiler room, door to second hall, open archway to: -
Kitchen	12' x 11'6 (14'6 max). Fitted eye level cupboards with tiled work surfaces, drawers & cupboards under, stainless steel double sink with chrome mixer tap, built in oven & gas hob, space for dish washer, radiator, UPVC double glazed windows to side, further bow window to opposite side, door to: -
Utility Room	17'5 x 5'8 (9' max). UPVC double glazed windows to rear & side, further secondary double glazed window to opposite side, sink, space & plumbing for washing machine, radiator, part glazed door to rear garden, built in larder cupboard with window to side.
Second Hall	Entrance door to side, second staircase to first & second floor, door to dining room.
<u>First Floor</u>	
Landing	UPVC double glazed window to side, doors to all bedrooms & bathroom, storage cupboard, second staircase to ground & second floor.
Bedroom 1	15'4 max x 15' max. UPVC double glazed window to front with sea views, 2 radiators, door to: -

En-Suite Bath & Shower Room	10'9 x 7' (5'3 min). White suite comprising panelled bath with chrome shower mixer tap, corner shower cubicle, pedestal hand wash basin, close-coupled WC, part tiled walls, radiator.
Bedroom 2	15' (13'8 min) x 12'. UPVC double glazed window to rear, radiator, built in display cabinet & shelving, door to: -
En-Suite Bath & Shower Room	11' X 8'4 (6'9 min). White suite panelled bath with chrome shower mixer tap, corner shower cubicle, pedestal hand wash basin, close-coupled WC, radiator, UPVC double glazed opaque window to rear.
Bedroom 3	15' max x 13'9 (15' max). UPVC double glazed window to rear, radiator, door to: -
En-Suite Shower Room	Suite comprising tiled shower cubicle, pedestal hand wash basin, close-coupled WC, part tiled walls, UPVC double glazed opaque window to rear.
Bedroom 4	15'5 (16'8 max) x 15' (13'8 min). UPVC double glazed window to front with sea views, radiator.
Bedroom 5	13'6 x 12'4. UPVC double glazed window to front with sea views, radiator.
Kitchenette	10'10 x 7'8 (6' min). UPVC double glazed window to rear, fitted worktop with cupboards & drawers under, stainless steel single drainer sink, radiator.
<u>Second Floor</u> Landing	Secondary double glazed window to side, door to built in cupboard, doors to both bedrooms, stairs to first floor.
Bedroom 6	15'8 (18' max) x 13'9. UPVC double glazed window to front with sea views, radiator, eaves storage space, door to: -
Bedroom 7	15'7 (20'7 max) x 13'6. UPVC double glazed windows to front & rear with sea & river views, radiator, door to: -
Hobby Room	10'6 x 9'5. Double glazed Velux window to front with sea views, radiator, doors to bathroom & washroom.
Bathroom	9'6 x 4'9. White suite comprising panelled bath, low-level WC, hand wash basin, radiator, borrowed lighting.
Kitchenette	6' x 5'7. Porthole window to side, fitted worktop with cupboards & drawers under, stainless steel single drainer sink, fitted shelves, ideal gas boiler.
Outside	To the front is a lawn garden with shrub beds & borders. Gate & path leading to front door. Double gates to driveway providing off-road parking & leading to the DETACHED GARAGE (external measurement approx. 20' x 18') with 4 doors to the front, power & water connected, window & UPVC door to rear garden. Gated side access at both sides of the property to the mature rear garden which is lawn with shrubs, trees, greenhouse, 2 garden sheds, paved patio, 3 storage containers, enclosed by fencing & shrubs, double gates providing rear vehicle access.
Council Tax	Band F: £3,264.81 pa (April 2026 – March 2027).

Please note that appliances detailed on these particulars, have not been tested by Compass.

The information presented in these details should not be relied upon as a statement or a representation of fact.

Therefore, we recommend that prospective purchasers make their own enquire through their own legal representative.







EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		