

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The Action Agents



Prince Charles Close Clacton-on-Sea, CO15 1AE

Sheen's Estate Agents are pleased to offer for sale this **THREE BEDROOM SEMI-DETACHED HOUSE** located on the popular and sought after Royals' Development of Clacton-on-Sea and is within a quarter of a mile of Martello Bay's award winning beaches. A viewing is highly recommended to appreciate the size and accommodation on offer.

- **Three Bedrooms**
- **25'9 x 11'4 Lounge/Diner**
- **11'5 x 9'6 Kitchen**
- **8'7 x 5'5 Cloakroom/Utility Room**
- **10'2 x 8'3 Conservatory**
- **Gas Central Heating (n/t)**
- **Fully Double Glazed**
- **Garage & Driveway**
- **Council Tax Band C**
- **EPC Rating TBC**



Price £280,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

ENTRANCE HALLWAY

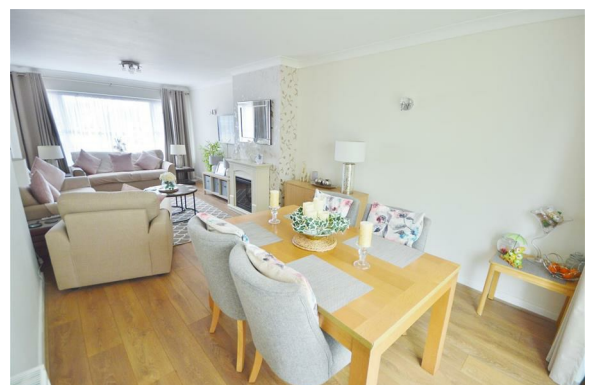
Stair flight to first floor. Radiator. Double glazed window to front.
Door to:



LOUNGE DINER

25'9 x 11'4

Radiator. Double glazed window to front. UPVC Double glazed sliding door leading to:



CONSERVATORY

10'2 x 8'3

Fully double glazed windows to the sides and rear. UPVC Double glazed French doors leading to the rear garden.



KITCHEN

11'5 x 9'6

Fitted kitchen suite comprising laminated rolled edge work surfaces with inset single drainer single bowl sink unit with stainless steel mixer tap. Space for cooker. Space for fridge and freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Wall mounted gas boiler (not tested). Double glazed window to the side and rear. UPVC Double glazed door leading to the rear garden.



CLOAKROOM/UTILITY ROOM

8'7 x 5'5

Low level W.C. Vanity hand wash sink basin. Fitted worktop with space and plumbing under for white good appliances. Radiator. Double glazed window to front.



FIRST FLOOR LANDING

Loft access. Double glazed window to side. Door to:

BEDROOM ONE

14' x 11'2

Radiator. Double glazed window to front.



BEDROOM TWO

11'4 x 10'4

Radiator. Double glazed window to rear.



BEDROOM THREE

7' x 7'1

Radiator. Double glazed window to front.



BATHROOM

Four piece suite comprising a low level W.C. Vanity hand wash sink basin. Panelled bath. Step in shower cubicle with wall mounted shower head attachment above. Fully tiled. Radiator. Two double glazed windows to rear.



OUTSIDE FRONT

Block paved patio driveway providing off street parking for multiple vehicles with side access leading to the garage.



GARAGE

Up and over door.

OUTSIDE REAR

Patio paved area with the remainder being laid to lawn. Enclosed by panelled fencing. Borders are lined with flowers and shrubs. UPVC Double glazed door leading to the garage from the garden. Side pedestrian access via gate to the outside front.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council
Council Tax Band: C
Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

BA 04/26

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.

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.

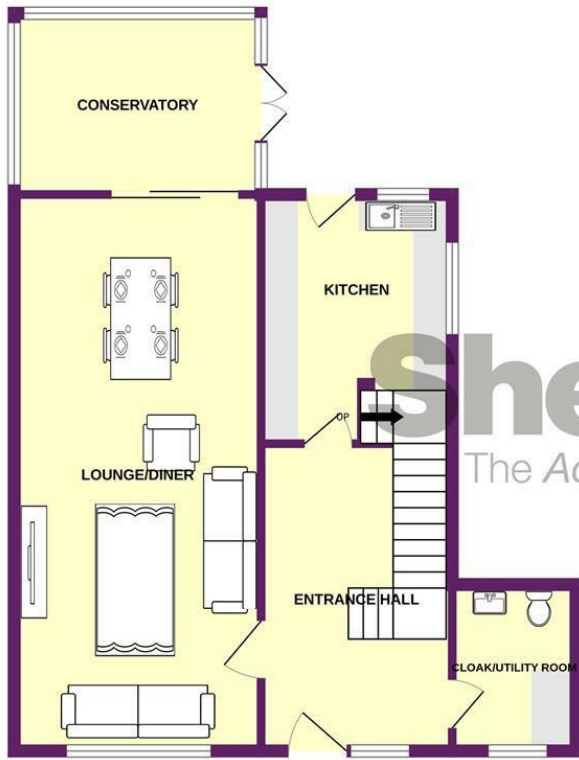
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR

1ST 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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