



8, Fuchsia Way

Clacton-On-Sea, CO16 7DN

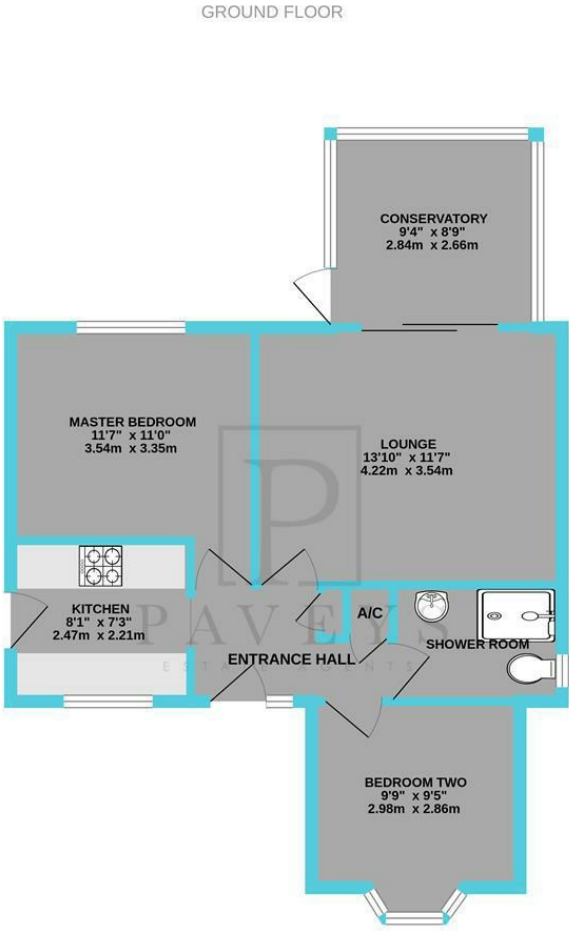
Guide price £210,000 Freehold

~~~~~GUIDE PRICE £210,000-£215,000~~~~~

Paveys have the pleasure in offering for sale this TWO DOUBLE BEDROOM DETACHED BUNGALOW with DETACHED GARAGE & NO ONWARD CHAIN. The property is set in a cul-de-sac on the Flowers Estate and located within easy reach of Clacton Town Centre, the seafront and Clacton Railway Station. Benefitting from good size accommodation with a lounge, kitchen, two double bedrooms, shower room, double glazing and gas central heating. There is private garden to the rear with access to the detached garage and off street parking. It is conveniently positioned within easy reach of local shops, bus routes and amenities. We have keys to view! Call Paveys to arrange your appointment.



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                                      |  |                                                                 |           |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------|--|-----------------------------------------------------------------|-----------|
|                                             | Current | Potential                                                                           |  | Current                                                         | Potential |
| Very energy efficient - lower running costs |         |                                                                                     |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                          |         |                                                                                     |  | (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                            |         |                                                                                     |  | (81-91) <b>B</b>                                                |           |
| (69-80) <b>C</b>                            |         |                                                                                     |  | (69-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                            |         |                                                                                     |  | (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                            |         |                                                                                     |  | (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                            |         |                                                                                     |  | (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                             |         |                                                                                     |  | (1-20) <b>G</b>                                                 |           |
| Not energy efficient - higher running costs |         |                                                                                     |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |         | EU Directive 2002/91/EC                                                             |  | England & Wales                                                 |           |
|                                             |         |  |  |                                                                 |           |



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.  
Made with Metropix. ©2025

ENTRANCE HALL

UPVC entrance door to front aspect, double glazed side panel, fitted carpet, built in airing cupboard, built in cloaks cupboard, radiator.

KITCHEN 8'1 x 11' (2.46m x 3.35m)

Gloss fronted over and under counter units, wood effect work tops, inset stainless steel sink and drainer with mixer tap. Electric oven and hob with extractor hood over, space and plumbing for washing machine, space for under counter fridge. Double glazed window to front, UPVC double glazed door to side, laminate flooring, tiled splash backs, spot lights, under unit lighting.

LOUNGE 13'10 x 11'7 (4.22m x 3.53m)

Double glazed sliding patio doors to Conservatory, fitted carpet, coved ceiling, wood burner with hearth, TV point, radiator.

CONSERVATORY 9'4 x 8'9 (2.84m x 2.67m)

Double glazed door to garden, double glazed windows to rear and side aspects, poly carb roof, laminate flooring.

MASTER BEDROOM 11'7 x 11' (3.53m x 3.35m)

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

BEDROOM TWO 9'9 x 9'5 (2.97m x 2.87m)

Double glazed bay window to front, fitted carpet, radiator.

SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and double shower cubicle. Double glazed window to side, tiled flooring, fully tiled walls, spot lights, chrome towel rail.

OUTSIDE FRONT

Hardstanding frontage with paved driveway to the front of the garage, gated access to rear.

OUTSIDE REAR

A very private and un overlooked garden retained by panel fencing, mainly laid to lawn, timber shed, patio area, access to garage, gated access to front.

DETACHED GARAGE

Up and over door, pitched and tiled roof, courtesy door to rear garden.

IMPORTANT INFORMATION

Council Tax Band: B  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: TBC  
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.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

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.