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Sheen's
The *Action* Agents



Victoria Road
East Clacton, CO15 6BH

'The Moorings' is an immaculately presented, FOUR DOUBLE BEDROOM, detached character home arranged over three spacious floors, ideally situated on the edge of the prestigious 'Gardens' area of East Clacton, just 200 metres from the seafront and its beautifully regenerated beaches. The property has undergone extensive renovations in recent years, creating a truly move-in-ready home that seamlessly combines modern living, high-quality fixtures and fittings, and contemporary comforts with the generous proportions and timeless character of a traditionally built period property.Ideally positioned, Clacton's town centre and mainline railway station are both approximately half a mile away, offering convenient access to local amenities and direct rail services to London Liverpool Street. An early viewing is strongly recommended to fully appreciate the space, quality, character and superb location that this impressive home has to offer.

- Four Double Bedrooms
- Principal Bedroom Suite with En-Suite, Dressing Room & Sea Views
- En-Suite To Second Bedroom
- 28'6 into bay x 11'9 Lounge/Diner
- Modern Kitchen/Breakfast Room
- Utility Room & Ground Floor W.C
- Modern Four Piece Family Bathroom
- South Westerly Facing Landscaped Garden
- Just 200 Metres from The Beach
- EPC Rating C & Council Tax E







Price £545,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Sealed unit double glazed large sliding entrance door to:



ENTRANCE PORCH

9'8 x 1'10

Stone wood-effect tiled flooring. Sealed unit double glazed window to side. Frosted glazed composite glazed entrance door with matching side frosted picture window to entrance hallway.



ENTRANCE HALLWAY

11'7 max x 9'1 max

Stair flight to first floor. Stone wood-effect tiled flooring. Radiator. Sunken spotlights. Solid wood doors to:





GROUND FLOOR W.C.

Comprises modern white suite: Low level W.C. Pedestal wash hand basin. Part tiled walls. Radiator. Sunken spotlights. Stone wood-effect tiled flooring.



LOUNGE/DINER

28'6 into bay x 11'9

Wall-mounted flame-effect electric fire (not tested). Stone wood-effect tiled flooring. Two tall composite grey designer radiators. Double glazed box bay window to front. Partial views of the gardens and road to sea front. Double glazed window to rear. Double glazed double doors to:





LOUNGE AREA VIEW



DINING AREA VIEW



CONSERVATORY

8'4 x 6'7

Part brick built with sealed unit double glazed windows to sides and rear. Vaulted self cleaning double glazed blue glass roof. Stone wood-effect tiled flooring. Double glazed French styled doors to rear garden.





KITCHEN

11'2 x 9'7

Fitted with a range of navy blue panel fronted units comprises: Solid wood panel square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl white ceramic sink unit with mixer tap. Leisure Cuisine Master range cooker with five ring gas hob and stainless steel extractor hood above. Tall fridge freezer space. Tall white designer radiator. Porcelain tiled flooring. Tiled splash backs. Double glazed window to rear. Open access to further kitchen breakfast room space.





KITCHEN/BREAKFAST ROOM

12'7 x 10'5

Fitted with a range of navy blue panel fronted units comprising: Matching solid wood panelled square edge work surfaces with cupboards and drawers below. Breakfast bar. Range of navy blue and part glazed fronted display cabinets. Tiled splash backs. Porcelain tiled flooring. Tall designer radiator. Double glazed double doors to rear garden. Double frosted sliding solid wood panel doors to utility room. Solid wood door to integral garage.





UTILITY ROOM

10'4 x 4'5

Fitted with a range of matching navy blue panel fronted units with solid wood panel square edge work surfaces with cupboards below. Inset one and a half bowl white cermaic sink unit with mixer tap. Space and plumbing for a dishwasher and a tumble dryer. Washing machine to remain (Not tested). Porcelain tiled flooring. Tiled splash backs. Sealed unit double glazed window to rear.



FIRST FLOOR LANDING

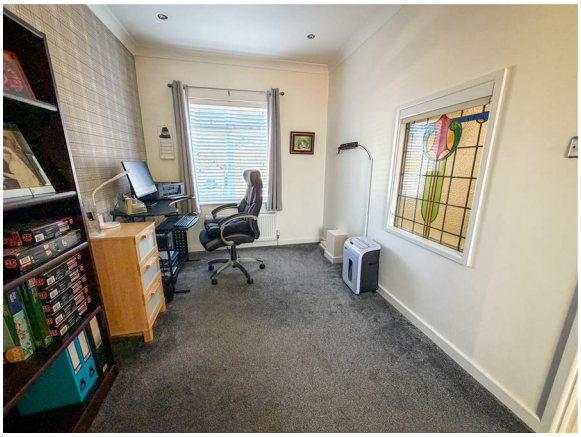
Feature leaded light and stained glass window above stairwell. Solid wood panel doors to:



BEDROOM TWO

15'0 x 8'1

Fitted wardrobes with mirror fronted sliding doors. Feature borrowed light. Stained glass and leaded light effect window. Radiator. Double glazed window to front. Door to:





EN-SUITE SHOWER ROOM

8'0 x 5'3

Fitted with a modern white three piece suite comprising: Walk in shower cubical with integrated shower and glazed shower screen. Tiled splash backs. Vanity wash hand basin with cupboards below. Concealed cistern low level W.C. Chrome effect heated towel railed. Porcelain tiled flooring. Sunken spot lights. Extractor fan (not tested). Double glazed window to rear.



BEDROOM THREE

13'8 x 11'9

Radiator. Double glazed to front.





BEDROOM FOUR

11'9 x 11'9

Radiator. Sealed unit double glazed window to rear.

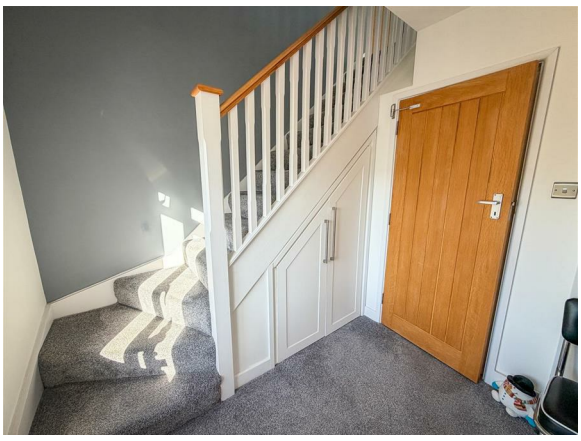


OFFICE

9'11 max x 7'9 max

Stair flight to second floor principle bedroom. Built in under stair storage cupboard. Radiator. Fitted solid wood panel desk unit with fitted shelf below. Fitted airing cupboard housing gas boiler and water cylinder (not tested).





FAMILY BATHROOM

9'10 x 6'3 max

Fitted with a four piece white suite comprises: Panel bath with mixer tap. Vanity wash hand basin with cupboards below. Concealed cistern low level W.C. Walk in double shower cubical with integrated shower and rainfall shower attachment above. Fully tiled walls. Tiled flooring. Sunken spotlights. Extractor fan (not tested). Double glazed windows to front.







SECOND FLOOR

PRINCIPAL BEDROOM

18'4 x 13'2 max

Part vaulted and sloping ceilings. Three Velux windows with fitted blinds to rear. Addition two large Velux windows with fitted blind to side with views to the seafront. Sunken spotlights. Radiator. Fitted Samsung air conditioning unit (not tested). Solid wood door to en-suite and dressing room.







VIEW FROM PRINCIPAL BEDROOM



PRINCIPAL BEDROOM EN-SUITE

8'7 x 8'0

Part sloping ceilings. Fitted with a four piece white suite comprises: Free standing curved white bath with free standing mixer tap and hair wash shower attachment. Concealed cistern low level W.C. Vanity wash hand basin with storage drawers below. Large shower cubical with integrated shower. Sunken spotlights. Extractor fan (not tested). Velux window to side. Porcelain tiled flooring Heated towel rail. Open access to dressing room.





DRESSING ROOM

12'9 x 4'9 narrowing to 3'0

Fitted hang rails. Sunken spotlights. Tiled flooring. Velux window to side.



OUTSIDE - FRONT

Hard standing providing off street parking for upto four vehicles. Stone shingle boarder with flower shrubs. Part enclosed by small panel fencing and decorative wooden pillar with rope trim. Integral garage with electric roller door. Gate giving side pedestrian access to outside rear garden.



INTEGRAL GARAGE

16'7 x 10'3

Power and light connected. Electric roller door.

OUTSIDE - REAR

Approx 34' x 38' South westerly facing landscaped rear garden. Decorative stone paved patio area. Real lawn area with flower and shrub boarders. Enclosed by panel fencing. Shingled and paved pathways with wooden sleeper deck stepping stones leading to timber storage shed/workshop.





ALTERNATE VIEW OF GARDEN







TIMBER STORAGE SHED/WORKSHOP

14'1 x 6'5

Double glazed windows to garden. Double entrance access doors.



CLACTON SEA FRONT

Clacton sea front with its regenerated beaches and sea front is located just 200 metres away.



Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; E Payable 2026/2027 £2720.63 Per Annum

Any Additional Property Charges: No

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: No

JE 11/26

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.

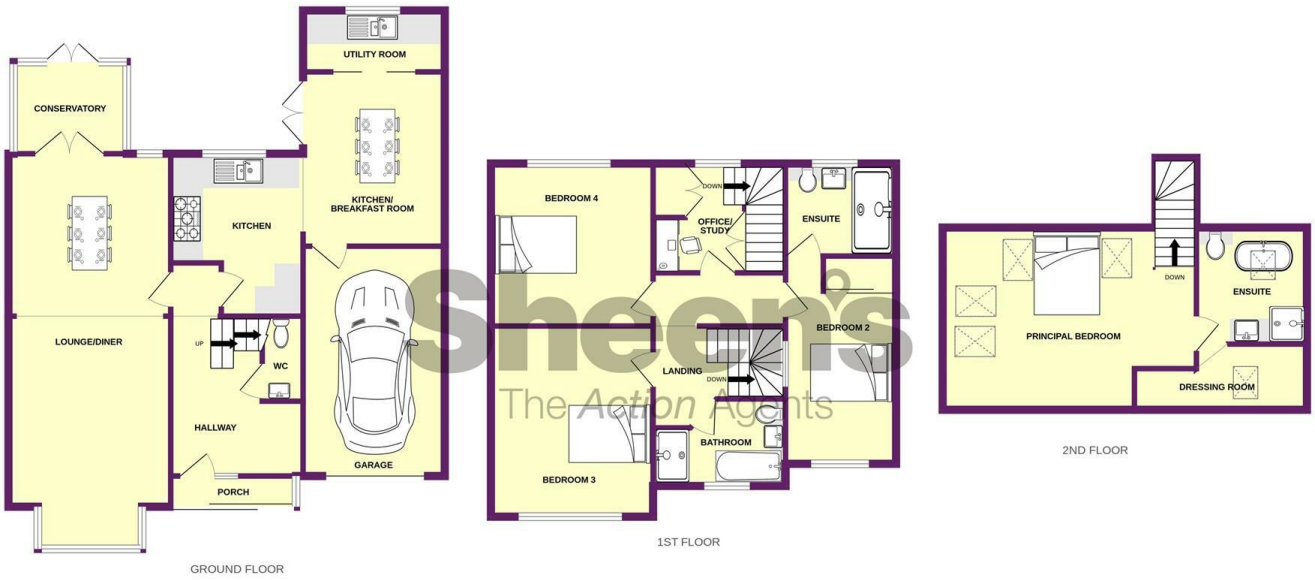
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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



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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