

DUMONT AVENUE, ST. OSYTH, ESSEX, CO16 8JP

Price

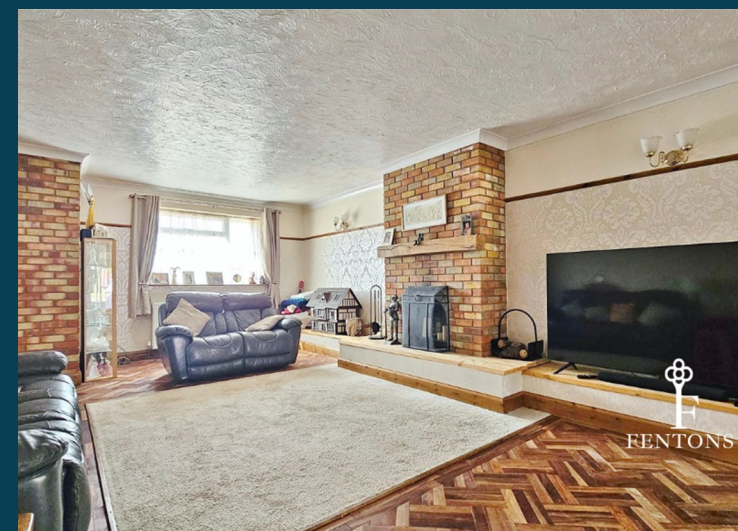
£550,000

FREEHOLD

- Four Bedrooms
- En-Suite To Master Bedroom
- Study & Sun Lounge
- 1/3 Of An Acre Plot
- In & Out Driveway With Ample Off Street Parking
- Outbuilding With Potential For Annexe STPP
 - Boot Room
- Sought After Location
- Close to Seafront
- Council Tax Band - E / EPC Rating - TBC



FENTONS
ESTATE AGENTS



Fentons are delighted to bring to market this rare opportunity to acquire a spacious FOUR BEDROOM DETACHED BUNGALOW. The property situates on an impressive plot of approximately ONE THIRD OF AN ACRE and is located in the highly sought after coastal setting of Point Clear. The property offers versatile accommodation throughout and benefits from an in and out shingled driveway providing ample off road parking, a large lounge, separate kitchen, sun lounge, study, boot room and an en-suite to master bedroom. A particular highlight is the substantial outbuilding, offering exciting potential to convert into a self contained annexe, subject to the necessary planning permissions and consents, making this an ideal opportunity for multi generational living, guests or additional accommodation. Dumont Avenue is conveniently located within easy reach of the seafront, coastline and local bus routes. The property is also approximately within 2 miles from the historic village of St Osyth and around 6 miles from Clacton-on-Sea town centre and railway station. A genuinely exciting coastal property offering generous accommodation, an exceptional plot and significant potential for further development. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

Accommodation comprises of approximate room sizes

Composite double glazed door leading to:

Porch

Tiled flooring. Obscured sealed unit double glazed window to side. Obscured hardwood door leading to:

Hallway

Built in airing cupboard. Built in storage cupboard. Loft access with pull down ladder. Radiator. Door to:

Master Bedroom

12'11" x 12'3" max

Range of built in wardrobes. Radiator. Sealed unit double glazed window to front. Door to:

En-Suite

Large modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Fitted corner shower cubicle with sliding doors and rainfall shower head with wall mounted thermostatic controls. Sunken tiled bath separate shower hose attachment. Fully tiled walls. Tiled flooring. Spotlights. Wall mounted column radiator and towel rail. Obscured sealed unit double glazed window to side.

Bedroom 2

11'8" x 7'10"

Radiator. Sealed unit double glazed window to side.

Bathroom

White modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Bedroom 3

11'8" into dr x 8'5"

Radiator. Sealed unit double glazed window to side.

Bedroom 4

10'2" x 8'6"

Radiator. Sealed unit double glazed window to side.

Study

9'5" x 7'

Radiator. Sealed unit double glazed window to side.

Kitchen/Breakfast Room

12'4" x 11'9"

Fitted with a range of matching fronted units. Wooden work surfaces. Inset one and a half composite sink and drainer unit. Kenwood cooker to remain. Further selection of units both at eye and floor level. Fitted breakfast bar ideal for seating and dining. Range of glass display eye level cupboards. Plumbing for dishwasher. Space for fridge/freezer. Part tiled walls. Tiled flooring. Spotlights. Radiator. Sealed unit double glazed windows to rear. Open access to:

Boot Room

12'5" x 3'3"

Wall mounted combination boiler providing heating and hot water throughout. Tiled flooring. Obscured sealed unit double glazed window to side. Obscured sealed unit double glazed door to front leading to side garden which is laid to shingle and ideal for additional parking enclosed by double wooden gates.

Dining Room

15'8" x 9'5"

Tiled flooring. Wall lights. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed sliding patio door leading to:

Sun Lounge

22'7" x 11'2"

Tiled plank flooring. Wall lights. Two radiators. Sealed unit double glazed windows to side. Sealed unit double glazed sliding patio door leading to rear garden. Sealed unit double glazed sliding patio door leading to:

Lounge

23'8" x 18'5"

Original herringbone style wood flooring. Brick featured fireplace with open fire. Wall lights. Radiator. Sealed unit double glazed window to front.

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Outside - Rear

175' x 50'

Large secluded rear garden. Part paved area. Remainder laid to lawn. Fitted pergola with shingle under. Array of trees, shrubs and bushes. Outside tap. Shed to remain. Historic sunken pond with potential to convert into a pond/swimming pool area. Access to front via side gate and double gates. Enclosed by panelled fencing. Private access door leading to:

Outbuilding

Sealed unit double glazed door leading to:

Hall

Tiled flooring with underfloor heating. Sealed unit double glazed window to side. Door to:

Bedroom/Lounge

14'4" x 10'7"

Built in wardrobe. Tiled flooring with underfloor heating. Sealed unit double glazed window to front.

Shower Room

Suite comprises of low level W.C. Pedestal wash hand basin with mixer tap. Enclosed shower cubicle with sliding door and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Extractor fan.

Kitchen

9'6" x 7'7"

Fitted with a range of matching floor level cupboards. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit with mixer tap. Space for fridge/freezer. Plumbing for washing machine. Tiled splashback. Tiled flooring with underfloor heating. Wall mounted hot water cylinder. Sealed unit double glazed window to rear.

Outside - Front

In and out driveway laid to shingle providing ample off street parking. Remainder laid to lawn.



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Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2026/2027 £2810.23 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A

AML

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.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Disclaimer - Wide Angle Lens Etc

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.



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GROUND FLOOR



DUMONT AVENUE, POINT CLEAR, ESSEX, CO16 8JP

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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Call us on

01255 779810

info@fentonsestates.co.uk

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Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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