

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents



## Alpha Road Point Clear, CO16 8NP

Built circa 2010, 'Dawn Cottage' is a Cavity Brick Built TWO DOUBLE BEDROOM DETACHED CHALET BUNGALOW located in the Essex Coastal Village of Point Clear. The property is situated in a non-estate village setting one and a half miles from St. Osyth Village and approximately five miles from Clacton-on-Sea's town centre and mainline railway station. The property is offered with No Onward Chain and would make an ideal First Time Purchase or those seeking a Freehold property in a village setting. An early viewing is advised.

- Two Double Bedrooms
- 16'5 x 10'11 Lounge
- 15' x 7'11 Kitchen/Diner
- Ground Floor Bathroom
- First Floor W.C.
- Gas Central Heating (n/t)
- Off Street Parking
- Approx 35' Rear Garden
- No Onward Chain
- EPC Rating C & Council Tax C



**Price £225,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed composite entrance door to:

### ENTRANCE HALLWAY

Wood effect flooring. Stairflight to first floor. Built in under stairs storage cupboard. Radiator. Doors to:

### LOUNGE

16'5 x 10'11

Two radiators. Two double glazed windows to front.



## KITCHEN/DINER

15' x 7'11

Fitted with a range of wood effect laminate fronted units. Comprises granite effect laminated rolled edge work surfaces with cupboards and drawers below. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset four ring electric ceramic hob. Inset under counter electric oven. Concealed extractor hood above (all appliances not tested). Tall fridge/freezer space. Space and plumbing for washing machine. Wood effect flooring. Radiator. Double glazed window to side. Double glazed window to rear.



## GROUND FLOOR BATHROOM

8'2 x 4'10

Fitted with a modern white suite. Comprises Panel bath with mixer tap. Integrated shower over with glazed shower screen. Low level W.C. Pedestal wash hand basin. Part tiled walls. Chrome effect heated towel rail. Extractor fan (not tested). Double glazed window to rear.



### FIRST FLOOR LANDING

Double glazed window to side. Doors to:



### BEDROOM ONE

11' x 10'10"

Radiator. Double glazed window to front.



## BEDROOM TWO

11' x 8'10

Radiator. Part sloping ceilings. Double glazed window to rear.



## FIRST FLOOR W.C.

Fitted with a modern white suite. Comprises low level W.C. Wash hand basin. Tiled splash backs. Radiator. Extractor fan (not tested).



## OUTSIDE - FRONT

Block paved driveway providing off street parking for numerous vehicles. Side pedestrian access to rear garden.



## OUTSIDE - REAR

Approx 35' rear garden. Mainly laid to lawn. Block paved patio area. Enclosed by panel fencing.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1961.82 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (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

## Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

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## JE 0226

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](http://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



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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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