



St. Johns Road Clacton-On-Sea, CO16 8DB

Offered with No Onward Chain in this established non-estate location in the Essex coastal town of Clacton-on-Sea is this individually designed THREE DOUBLE BEDROOM DETACHED BUNGALOW. The property is conveniently situated for easy access to the A133, with direct rail links to London Liverpool Street from Clacton's mainline railway station which is within a mile. Clacton's regenerated sea front and beaches are approximately one and a quarter miles away. An early internal inspection is strongly advised to appreciate the spacious accommodation on offer along with the generous driveway and garden.

- Three Double Bedrooms
- 13'11 Dressing Room/Study
- 16'3 x 9'11 Kitchen/Diner
- Shower Room
- Additional W.C.
- Gas Central Heating (n/t)
- Off Street Parking
- 55' Rear Garden & 50' Front Garden
- No Onward Chain
- EPC Rating C & Council Tax D



Offers In Excess Of £265,000 Freehold

Accommodation Comprises

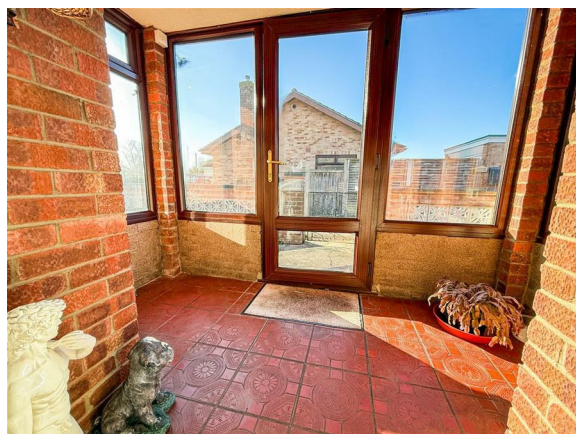
The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE PORCH

9'3 x 5'5 max

Decorative tiled flooring. Double glazed windows to front and side. Further glazed wooden entrance door and side panel windows to Entrance Hallway. Open access to Lounge. Doors leading to other rooms.



ENTRANCE HALLWAY

Radiator. Built in cupboard. Doors leading to Bedrooms One & Two, Shower Room, Additional W.C. & Kitchen. Open access to Lounge.



LOUNGE

16'10 x 10'

Radiator. Double glazed windows to front and side. Serving hatch. Archway to Kitchen.



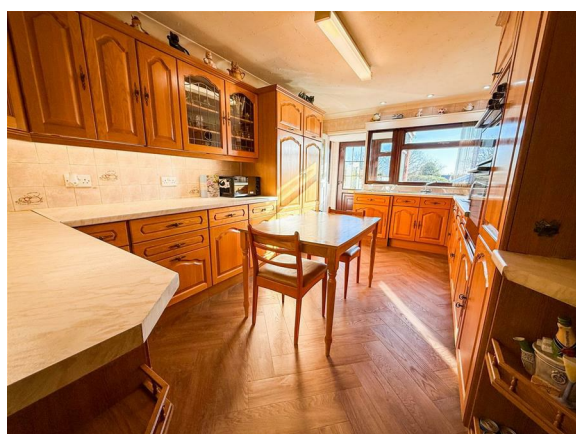
ALTERNATE VIEW OF LOUNGE



KITCHEN/DINER

16'3 x 9'11

Fitted with a range of wood effect panel fronted units comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units incorporating part glass fronted display cabinets. Inset double bowl single drainer sink unit with mixer tap. Integrated fridge and freezer. Integrated washing machine. High level double electric oven with inset four ring ceramic electric hob and concealed extractor hood above. All appliances not tested. Fully tiled walls. Wood effect flooring. Undercounter lighting. Double glazed window to front. Stable style door leading to front porch.



ALTERNATE VIEW OF KITCHEN/DINER



FRONT PORCH

Double glazed window to side. Double glazed door to front.



BEDROOM ONE

13'5 x 10'5

Fitted wardrobes. Radiator. Double glazed windows to side and rear.



BEDROOM TWO

10' x 10'

Fitted wardrobes. Radiator. Double glazed window to side.



SHOWER ROOM

Fitted with a modern white suite comprises; Independent shower cubicle. Low level W.C. Vanity unit with inset twin sink units and cupboards below. Chrome effect heated towel rail. Fully tiled walls. Tiled flooring. Double glazed window to side.



ADDITIONAL W.C.

Fitted with a white suite. Comprises low level W.C.



DRESSING ROOM / STUDY

13'11 x 7'5

Fitted wardrobes. Radiator. Double glazed window to side.
Double doors to Bedroom Three.



BEDROOM THREE

12'3 x 9'11

Radiator. Double glazed window to side. Double glazed French
style doors leading to rear garden.



OUTSIDE - FRONT

Front of the property benefits from a 50' front garden which is mainly laid to paving providing off street parking for numerous vehicles. Front raised rockery border. Views across road to greensward. The property has a shared driveway to the side which provides access to personal front garden, with pedestrian access to rear garden.



VIEWS TO FRONT



OUTSIDE - REAR

part enclosed by brick wall. Garden is mainly laid to lawn with paved patio area. Array of borders. Timber storage shed to remain.



ALTERNATE VIEW OF GARDEN



JE 0125

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, 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 www.sheens.co.uk.

Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains drainage (Telephone & Broadband):

Non-Standard Property Features To Note:

Particular Disclaimer

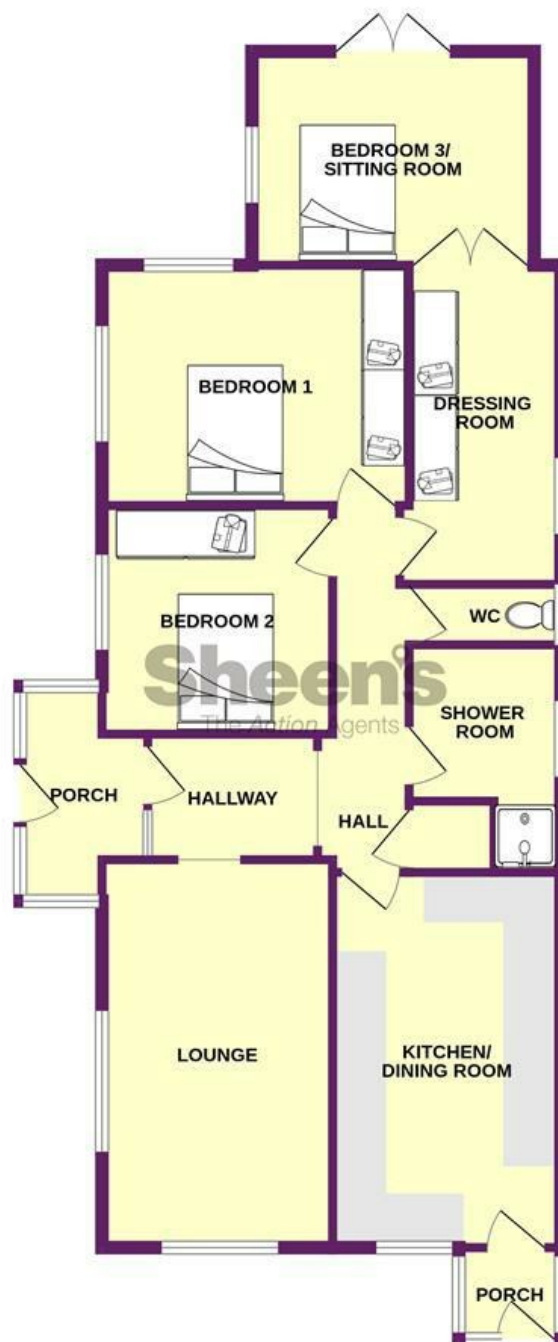
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



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

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA

☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

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