



Chapman Road Clacton-On-Sea, CO15 6PT

Situated in the popular East Clacton area, being within 250m of Clacton-on-Sea's Mainline railways station and 400m of Clacton's recently rejuvenated beaches. Sheen's Estate Agents are pleased to offer for sale this FOUR BEDROOM DETACHED CHALET with the benefit of a one bedroom SELF CONTAINED ANNEX. The property benefits from a 24'10 lounge, 28' conservatory, Two en-suite shower rooms and a modern 15'6 kitchen. A viewing is highly recommended to appreciate the size and accommodation offer.

- Four Bedrooms
- Self Contained Annex
- 24'10 Lounge
- 28'9 Conservatory
- 15'6 Kitchen
- Two En-Suites
- Off Street Parking
- Front and Rear Gardens
- Council Tax Band C
- EPC Rating TBC



Offers In Excess Of £435,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Entrance door to entrance porch.

ENTRANCE PORCH

Glazed door leading to entrance hallway.

ENTRANCE HALLWAY

Stair flight to first floor. Storage cupboard. Radiator. Doors to:

LOUNGE

24'10 into bay x 16'8 max

Double glazed bay window to front. Further double glazed bay window to side. Radiator. Feature fireplace. Serving hatch to kitchen. Double doors leading to conservatory.



KITCHEN

14'3 x 15'6

Modern kitchen comprising of square edge work surfaces with inset stainless steel single drainer sink unit. Inset five ring gas hob. Built in oven and microwave. Integrated dishwasher, all appliances not tested. Space for aga cooker. Selection of matching grey high gloss units at eye and floor level. Tile splashbacks. Airing cupboard. Window to rear. Door leading to conservatory.



CONSERVATORY

28'9 x 8'11

Double glazed windows to sides and rear. Double glazed doors to side and rear. Plumbing and space for washing machine.



INNER LOBBY

Doors to:

EN-SUITE SHOWER ROOM

Comprises of low level W.C. Pedestal hand wash basin. Independent shower cubicle with wall mounted shower (not tested). Radiator. Fully tiled walls.



BEDROOM TWO

11' into bay x 14'

Double glazed bay window to front. Radiator.



GROUND FLOOR BATHROOM

White suite comprising of low level W.C. Vanity hand wash basin with cupboards under. Panelled bath with shower attachment. Radiator. Part tiled walls. Two double glazed windows to side.



BEDROOM THREE

13'1 x 12'10

Double glazed window to rear. Radiator.



FIRST FLOOR LANDING

Double glazed window to front. Doors to:

BEDROOM ONE

15'10 max x 10'2

Double glazed windows to front and rear. Radiator. Doors to:



EN-SUITE

Comprises of low level W.C. Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted shower (not tested). Part tiled walls. Radiator. Double glazed window to side.



BEDROOM FOUR

15'10 max x 10'8 max

Double glazed window to rear. Radiator. Sky light.



OUTSIDE REAR

Laid to artificial lawn. Enclosed by panelled fencing. Timber built workshop/shed with power and light connected. Double gates leading to annex garden.



SELF CONTAINED ANNEX

Self contained annex. Private block paved front garden. Double glazed door leading to:



OPEN PLAN LOUNGE BEDROOM

15'10 x 10'2

Double glazed window to front. Electric wall mounted heater (not tested). Double glazed door leading to side. Open access to kitchen.



KITCHEN

8' x 5'6

Comprises laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset four ring electric hob with oven under. Plumbing and space for under counter fridge or freezer. Double glazed window to side. Selection of shaker style units at eye and floor level.



SHOWER ROOM

Comprises low level W.C. Pedestal hand wash basin. Independent shower cubicle with wall mounted electric shower (not tested). Double glazed window to side.

ANNEX OUTSIDE

Utility cupboard with plumbing and space for washing machine and tumble dryer.

OUTSIDE FRONT

Driveway providing off street parking. Further hard standing area providing ideal parking for a motor home.



Material Information (Freehold Property)

Tenure:

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

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

LE 09/25

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.

Particular Disclaimer

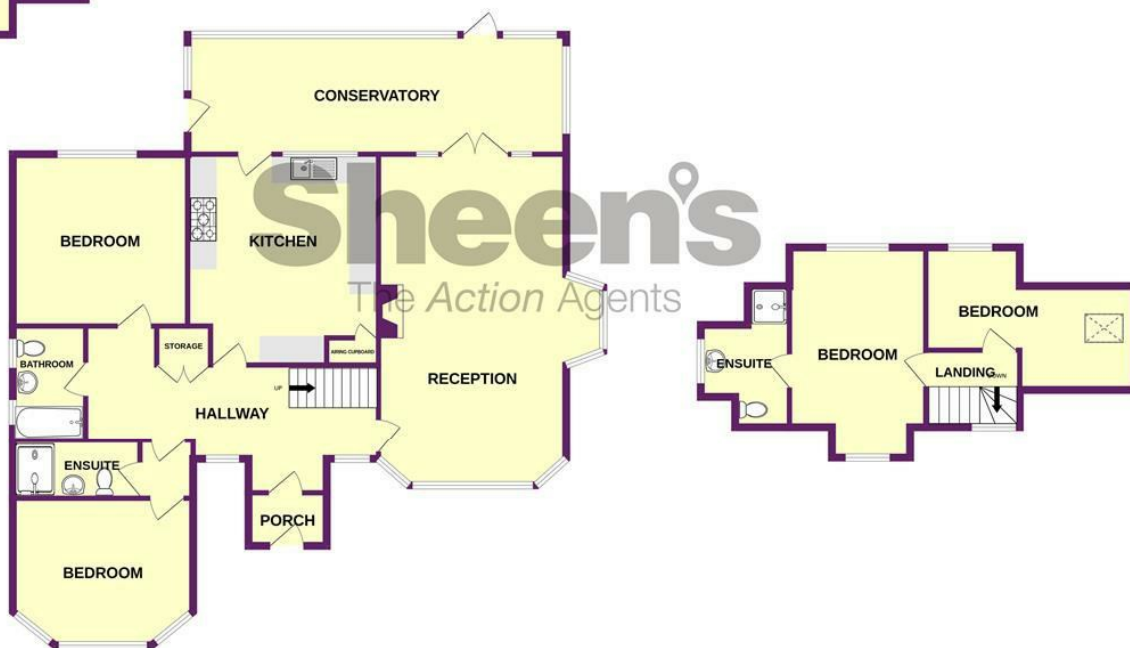
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND FLOOR

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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