

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## Highlands Park Great Clacton, CO15 4SX

Built circa 2015 by the reputable R Burfoot Construction Company. Sheen's Estate Agents are pleased to offer for sale this **THREE DOUBLE BEDROOM DETACHED BUNGALOW**. The bungalow is situated in a select development in the popular Great Clacton area with Clacton-on-Sea's Town centre, mainline railway Station and beach approximately One and half miles away.

- **Three Bedrooms**
- **En-Suite Shower Room**
- **17'6 Lounge**
- **15'6 Kitchen Breakfast Room**
- **Double Glazed Conservatory**
- **Walk In Wardrobe**
- **Double Glazed Windows**
- **Garage And Off Street Parking**
- **Council Tax Band D**
- **EPC Rating C**



**Offers In Excess Of £350,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to entrance hallway,

### ENTRANCE HALLWAY

Loft access. Electric heater (not tested). Airing cupboard housing hot water cylinder (not tested). Doors to:

### BEDROOM TWO

11'1 x 1'3

Two double glazed arched windows with fitted shutters to front.



### BEDROOM THREE

11'1 x 8'7 max

Double glazed window to side. Built in wardrobe.



### KITCHEN BREAKFAST ROOM

15'6 max x 10'3 max

Laminated rolled edge work surfaces with inset one and half bowl sink unit. Plumbing and space for under counter fridge or freezer and oven. Space & plumbing for dishwasher and washing machine. Selection of shaker style units are eye and floor level. Space for fridge/freezer. Double glazed window to front with fitted shutter. Additional arched double glazed window to front with fitted shutter. Double glazed door to side.



## LOUNGE

17'6 x 12'3

Double glazed window to rear. Double glazed doors leading to conservatory. Electric heater (not tested).



## CONSERVATORY

9'3 x 8'

Double glazed windows to side and rear aspects. Double glazed door leading to garden.



## BATHROOM

White suite comprising of low level W.C. Panelled bath. Vanity hand wash basin with cupboards under. Fully tiled walls. Tiled flooring. Double glazed window to side.



## BEDROOM ONE

13'9 x 12;3

Double glazed window to rear. Electric heater (not tested). Walk in wardrobe. Door to en-suite:



## EN-SUITE

White suite comprising of low level W.C. Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted shower (not tested). Fully tiled walls. Double glazed window to rear.



## OUTSIDE REAR

Commencing with paved patio area with remainder being laid to lawn. Enclosed by panelled fencing and mature shrub borders. Courtesy door leading to garage. Side pedestrian access to front.



## OUTSIDE FRONT

Driveway providing off street parking for numerous vehicles. Remainder being laid to shingle.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D; Payable 2025/2026 £2137.41 Per Annum

Any Additional Property Charges: No

Services Connected: (Gas): To property but not currently used. (Electricity): Mains (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: No

## LE 0925

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



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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