



Pevensey Drive Clacton-on-sea, CO15 1XR

Located in a cul-de-sac position on the popular 'Martello Bay' development is this impressive THREE BEDROOM, TWO RECEPTION ROOM DETACHED HOUSE offered with No Onward Chain. The property is situated within 300 Metres of Martello Bays award winning beach and is approximately one mile from Clacton's town centre and mainline railway station with its direct links to London Liverpool Street. Offered on a wider than average Plot, the property offers excellent potential for extending to the side (like many others in the area have done - Subject to Planning Permission). Presented in excellent decorative order throughout, an early viewing is advised.

- Three Bedrooms
- En-Suite Shower Room
- Two Reception Rooms
- 10'1 D/Glazed Conservatory
- Ground Floor W.C.
- 11'2 Kitchen & 7'3 Utility Room
- Garage & Off Road Parking
- Just 300m To Martello Beach
- No Onward Chain
- EPC Rating D & Council Tax D



Price £300,000 Freehold

The accomodation comprises with approximate room sizes:-

Double glazed entrance door to:

ENTRANCE PORCH

Further double glazed wooden entrance door to entrance hall.



ENTRANCE HALL

Stairflight to first floor with built in under stairs storage cupboard. Radiator. Double glazed window to side. Door to Ground floor W.C. Multi panel glazed door to Dining Room. Multi panel glazed double doors to Lounge.



CLOAKROOM

Fitted with a modern white suite. Comprises Low level W.C. Vanity wash hand basin with cupboards below. Radiator. Double glazed window to front with fitted shutter blind.



LOUNGE

13'8 max. x 10'7

Radiator. Double glazed bay window to front.



DINING ROOM

10'5 x 10'1

Double glazed sliding patio doors to conservatory. Radiator. Open access to kitchen.



CONSERVATORY

10'1 x 5'1

Part brick built. Double glazed windows. Door to garden. Poly-carbonate roof. Wood effect flooring.



KITCHEN

11'2 x 7'3

Fitted with a range of white gloss laminate fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted cabinets. Inset single drainer stainless steel sink unit with mixer tap. Inset four ring gas hob with fitted concealed extractor hood above. Inset high level electric oven. Integrated dishwasher (all appliances not tested). Breakfast bar. Tiled splash backs. Double glazed window to rear overlooking garden. Internal double glazed window to conservatory. Open access to Utility Room.



UTILITY ROOM

7'3 x 5'4

Fitted range of white gloss fronted units comprising: Laminated rolled edge work surfaces with cupboards below. Range of matching wall mounted units. Space and plumbing for washing machine. Tall fridge/freezer space. Tiled splash backs. Radiator. Double glazed wooden door to side.



FIRST FLOOR LANDING

Built in airing cupboard housing gas combination boiler serving the central heating and hot water system (not tested). Loft access. Double glazed window to side. Doors to:



BEDROOM ONE

10'7 x 8'9 plus door recess

Built in wardrobes. Radiator. Double glazed window to front. Door to En-Suite.



EN-SUITE SHOWER ROOM

8'3 x 4'1

Fitted with a modern three piece white suite. Comprises Walk in shower cubical with intergrated shower (not tested). Large vanity wash hand basin with cupboards and drawers below. Concealed cistern low level W.C. Fully tiled walls. Wood effect flooring. Double glazed window to side.



BEDROOM TWO

12'0" max nar to 9'3" x 8'9" plus door recess

Built in wardrobes. Radiator. Double glazed window to rear.



BEDROOM THREE

7'0 x 6'9

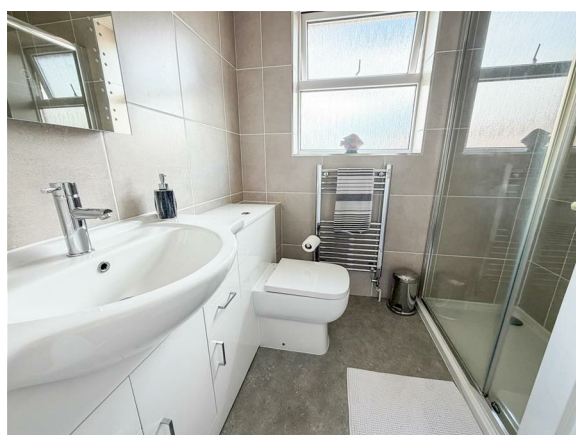
Fitted wardrobes with cupboards over bed space. Radiator. Double glazed window to front.



SHOWER ROOM

6'7 x 5'6

Fitted with a modern three piece white suite. Comprises large walk in shower cubical with integrated shower (not tested). Large vanity wash hand basin with cupboards and storage below. Concealed cistern low level W.C. Fully tiled walls. Chrome effect heated towel rail. Double glazed window to rear.



OUTSIDE - FRONT

Hard standing area providing off street parking for numerous vehicles leading to garage with electric roller door (not tested). Remainder of front garden is laid to shingled borders with paved pathways. Gate gives side pedestrian access to outside rear garden.



GARAGE

17'2 x 8'0

Electric roller front access door. Personal door from rear garden. Power and light connected.

OUTSIDE - REAR

Approximately 28' deep x 44' wide. Garden is mainly laid to lawn with array of flower and shrub borders. Timber storage shed to remain with power connected. Enclosed by panel fencing.



ALTERNATE VIEW OF GARDEN



MARTELLO BAY BEACH

Martello Bay's award winning beach is situated approximately 300 metres away.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band; D Payable 2026/2027 £2225.97 Per Annum

Any Additional Property Charges: No

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

JE 09/26

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.

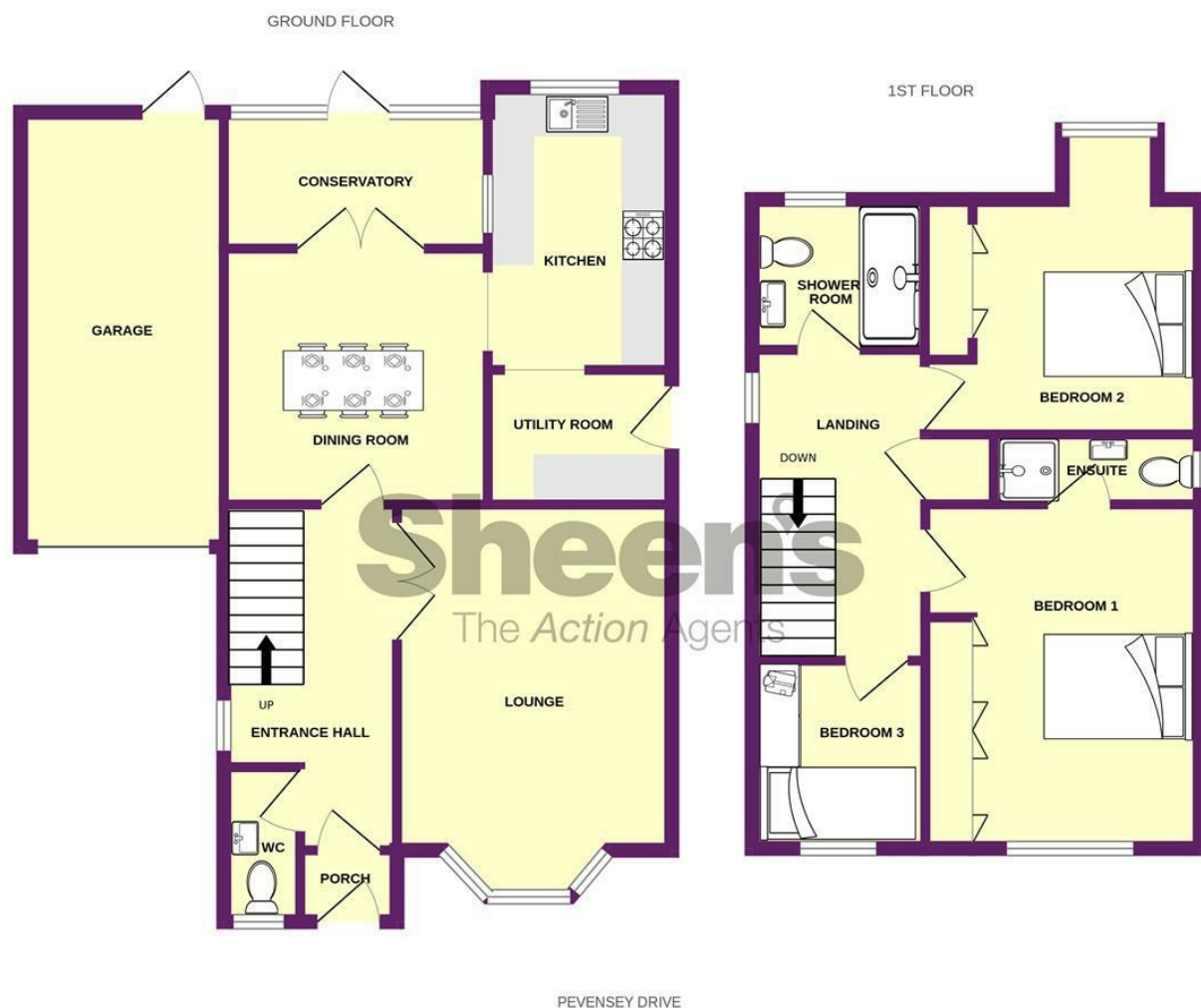
Particular Disclaimer

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





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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