



Dudley Road Clacton-On-Sea, CO15 3DN

This beautifully modernised four-bedroom mid-terraced home offers generous and flexible living space in the heart of Clacton-on-Sea. Perfectly suited for first-time buyers, this property combines character, comfort, and future potential— with town centre mainline train station with its direct links to London Liverpool Street within half a mile and the prestigious seafront under three quarters of a mile away. This property offers excellent scope for future expansion and development (subject to planning permissions). This property is a rare find for first-time buyers seeking a home with room to grow, great outdoor space, and strong transport links. Early viewing is highly recommended to appreciate the accommodation and potential on offer.

- Three First Floor Double Bedrooms
- Ground Floor Study/Bedroom Four
- Two Reception Rooms
- Modern Fitted Kitchen
- Contemporary Bathroom
- Double Glazed Conservatory
- Gas Central Heating (n/t)
- South Westerly Facing Garden
- Double Glazed Sash Windows Throughout
- EPC Rating D & Council Tax B



Price £230,000 Freehold

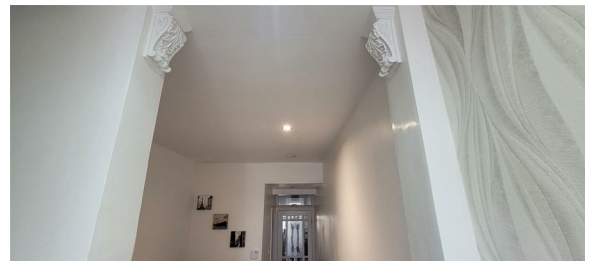
Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed composite entrance door to Entrance Hallway.

ENTRANCE HALLWAY

Grey wood panel effect PVC core insulated flooring. Radiator. Stair flight to first floor. Open access to Dining Room. Door to Lounge.



LOUNGE

12'11 into bay x 10'3

Feature fireplace. Grey wood panel effect PVC core insulated flooring. Radiator. Double glazed sash window to front.



DINING ROOM

9'1 plus recess x 6'4

Grey wood panel effect PVC core insulated flooring. Radiator. Doors to Bedroom Four/Study, Bathroom & Kitchen.



BEDROOM FOUR/STUDY

10'1 x 7'4

Grey wood panel effect PVC core insulated flooring. Built in under stairs storage cupboard. Radiator. Double glazed sash window to rear.



BATHROOM

Fitted with a stylish modern three piece contemporary white bathroom suite. Comprises concealed cistern low level W.C. Vanity wash hand basin with storage drawers below. Part tiled walls. Grey wood panel effect PVC core insulated flooring. Heated towel rail. Double glazed window to side.



KITCHEN

9'8 x 9'1 max.

Fitted with a range of modern grey gloss fronted kitchen units. Square edge stone effect work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer sink unit with flexible wash mixer tap. Tiled flooring. Wall mounted heat recuperating gas combination boiler (not tested). Double glazed window to rear. Double glazed door to Conservatory.



ALTERNATE VIEW OF KITCHEN



CONSERVATORY

9'6 x 7'

Double glazed windows to sides and rear overlooking south westerly facing rear garden. Poly-carbonate roof. Tiled flooring. Double glazed sliding patio doors to rear garden.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

14' x 11'8 max

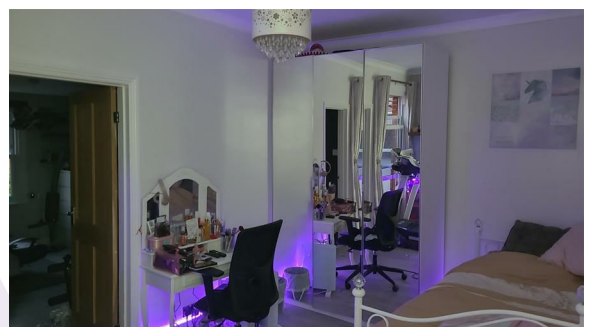
Feature ornamental cast iron fireplace. Built in cupboard. Radiator. Two double glazed sash windows to front.



BEDROOM TWO

14'1 x 9'2

Radiator. Double glazed sash window to rear. Door to Inter-connecting Bedroom Three.



BEDROOM THREE

15' x 9'9

Tall designer radiator. Double glazed sash window to rear.



OUTSIDE - FRONT

Small front paved front garden part enclosed by small brick wall and composite panel fence. Slate shingle border.



OUTSIDE - REAR

Approx 28' South westerly facing Rear garden is mainly laid to lawn. Enclosed by panel fencing.



Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: B

Any Additional Property Charges: No

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

Non-Standard Property Features To Note: No

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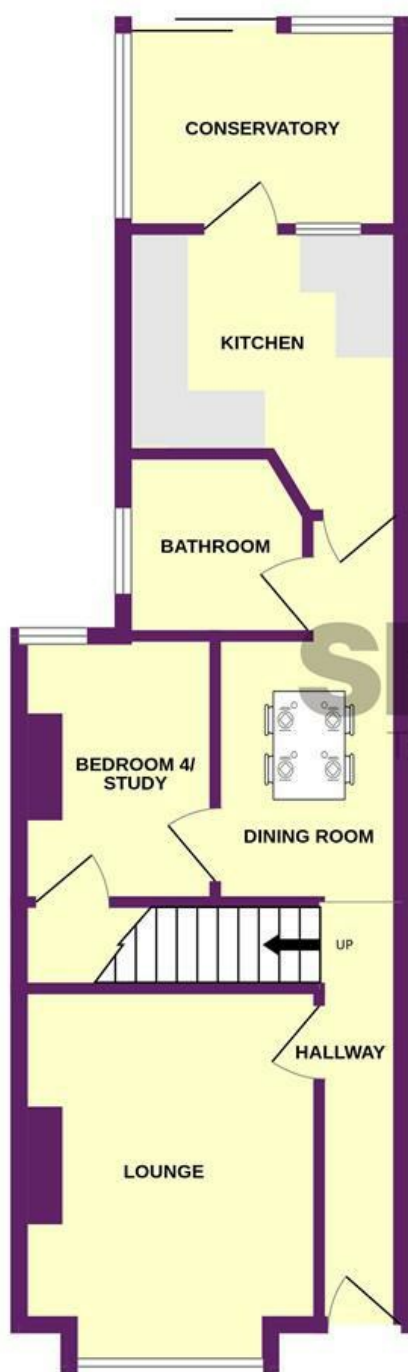
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Particular Disclaimer

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.

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

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The Action Agents