

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



## Tower Estate Point Clear Bay, CO16 8NG

Located in 'Point Clear Bay', Sheen's Estate Agents are pleased to offer this TWO BEDROOM DETACHED HOUSE. This property is being offered with NO ONWARD CHAIN and is being offered with DIRECT SEA FRONT VIEWS. The property located six miles from Clacton's town centre, seafront and mainline railway station. A viewing is highly recommended to appreciate the accommodation this property has to offer.

- Two Bedrooms
- 12'4 x 12'1 Lounge
- 8'4 x 5'9 Kitchen
- Direct Sea Views
- Garage & Shower Room
- Double Glazed
- No Onward Chain
- Council Tax Band A
- EPC Rating D

**Price £149,950 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

### KITCHEN

8'4 x 5'9

Fitted with a range of creamed panelled fronted units. Comprising; rolled edge work surfaced with cupboards and drawers below. Inset stainless steel sink unit with mixer tap. Space for cooker. Space for fridge or freezer.



## LOUNGE

12'4 x 12'1

Double glazed window to front and side. Open access to Kitchen.  
Doors leading out to entrance hall.



## BEDROOM ONE

9'2 x 6'2

Double glazed window to rear.



## BEDROOM TWO

8'3 x 5'10

Double glazed window to front and side.



### SHOWER ROOM

Low level W/C. Shower cubical with wall mounted shower attachment (not tested). Wall mounted hand wash basin.



### GARAGE

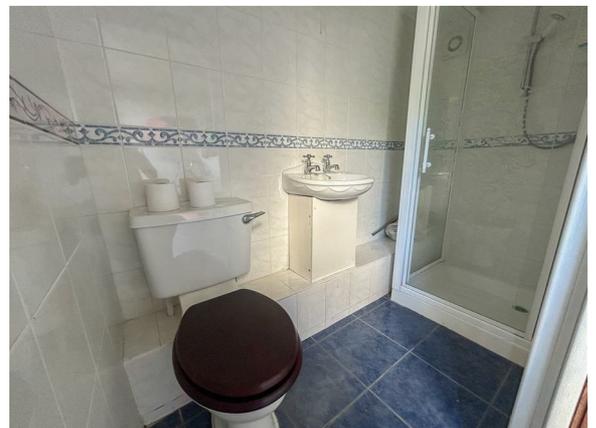
18'5 x 12'3

Double doors leading to outside rear.



### DOWNSTAIRS SHOWER ROOM

Low level W/C. Wall mounted hand wash basin. Shower cubical with wall mounted shower attachment (not tested).



ALTERNATIVE OUTSIDE VIEW



OUTSIDE FRONT

Direct access onto sea wall.



## OUTSIDE REAR

Mainly laid to lawn. Access to garage. Stair flight leading up to entrance hall.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band A ; Payable 2025/2026 £1471.37 Per Annum

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(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: Vendor happy to leave all appliances. Everything other than personal items.

## EH 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.

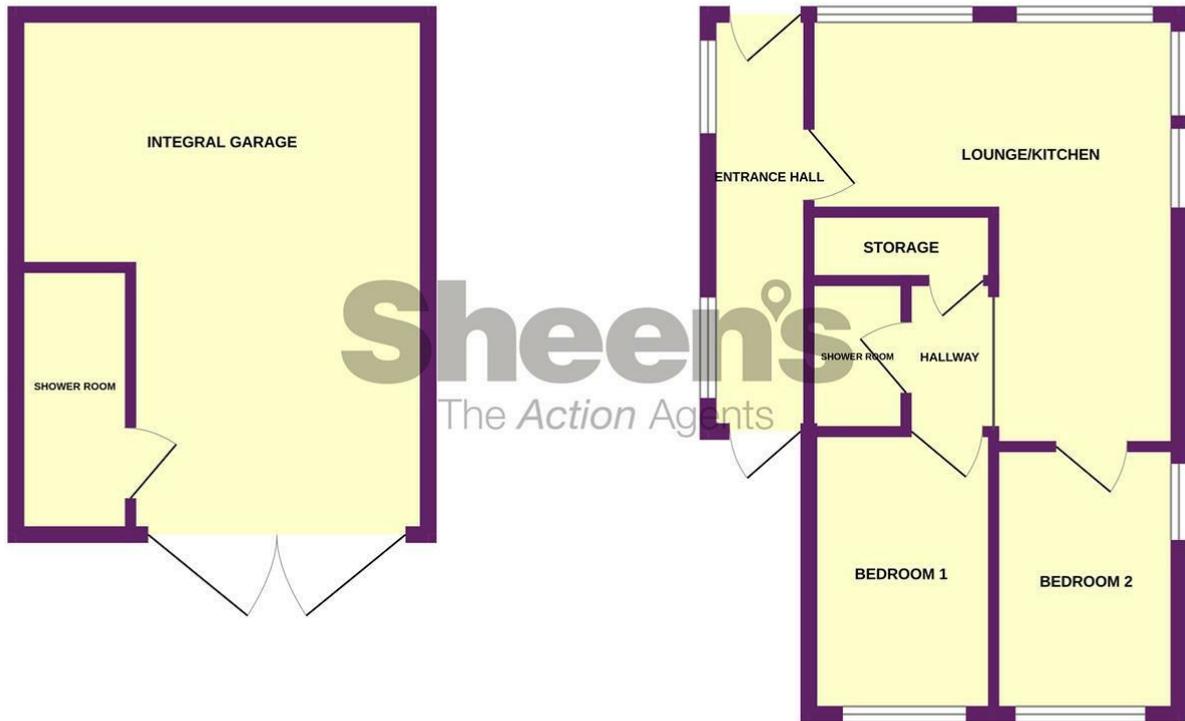
## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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BASEMENT  
267 sq.ft. (24.8 sq.m.) approx.

GROUND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.6 sq.m.) approx.

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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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

