

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

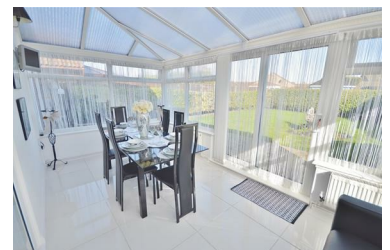
**Sheen's**  
The Action Agents



## Saxstead Drive Clacton-On-Sea, CO16 7LH

Sheen's Estate Agents are pleased to offer for sale this BEAUTIFULLY PRESENTED, SPACIOUS THREE BEDROOM DETACHED BUNGALOW situated on the popular 'Grange Park' development. The property is being offered in immaculate order with an added benefit of a great sized conservatory overlooking a well proportioned rear garden. The property is located within easy access of bus routes and a local convenience store and is approximately one and a half miles from Clacton-on-Sea's town centre, seafront and mainline railway station. A viewing is highly recommended to appreciate the accommodation on offer.

- Three Bedrooms
- 15'10 x 31'2 Lounge
- 10'2 x 11'4 Kitchen
- 16'10 x 9'6 Conservatory
- Shower Room
- Beautifully Presented
- Garage & Off Road Parking
- Sought-after Location
- Council Tax Band C
- EPC Rating C



**Price £325,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed door leading to:

### ENTRANCE PORCH

Double glazed windows to the sides and front. UPVC Double glazed entrance door leading to:

### ENTRANCE HALLWAY

Loft access. Storage cupboard. Radiator. Door to:

### LOUNGE

15'10 x 13'2

Radiator. UPVC Double glazed sliding door leading to:



## CONSERVATORY

16'10 x 9'6

Two radiators. Double glazed windows to the sides and rear.  
UPVC Double glazed sliding door leading to the rear garden.



## KITCHEN

10'2 x 11'4

Modern fitted kitchen suite comprising laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with stainless steel mixer tap. Inset four ring electric hob with extractor hood above (not tested). Integrated fridge and freezer. Inset oven. Integrated microwave. Integrated dish washer. Selection of Black gloss fronted wall units with cupboards and drawers at both eye and floor level. Fully tiled. Radiator. Under counter lights. UPVC Double glazed sliding door leading to outside garden.



## BEDROOM ONE

11'4 x 11'2

Fitted wardrobes with mirror fronted sliding doors. Radiator. Double glazed window to front.



## BEDROOM TWO

9'2 x 8'11

Built in wardrobes with mirror fronted sliding doors. Radiator. Double glazed window to front.



## BEDROOM THREE

11'2 x 7'4

Radiator. Double glazed window to side.



### SHOWER ROOM

Three piece White suite comprising a low level W.C. Vanity hand wash sink basin with stainless steel mixer tap. Step in shower cubicle with wall mounted stainless steel shower above. Fully tiled. Heated towel rail. Double glazed window to side.



### OUTSIDE FRONT

Hard standing area providing off street parking for multiple vehicles with the remainder being block paved and laid to lawn. Side access leading to garage.



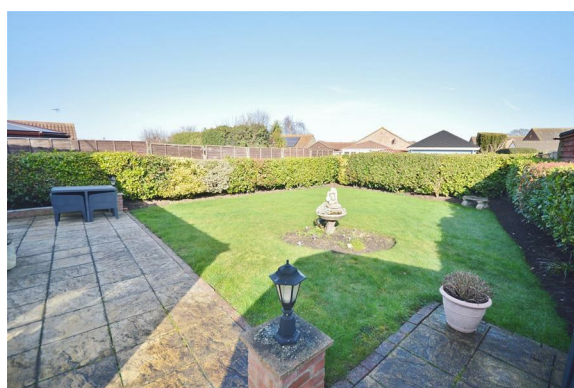
### GARAGE

Up and over door. Power and electric.



## OUTSIDE REAR

Patio paved area with the remainder being laid to lawn. Enclosed by panelled fencing. Borders lined with hedges. Side pedestrian access leading to the outside front.



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

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## BA 02/26

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](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.

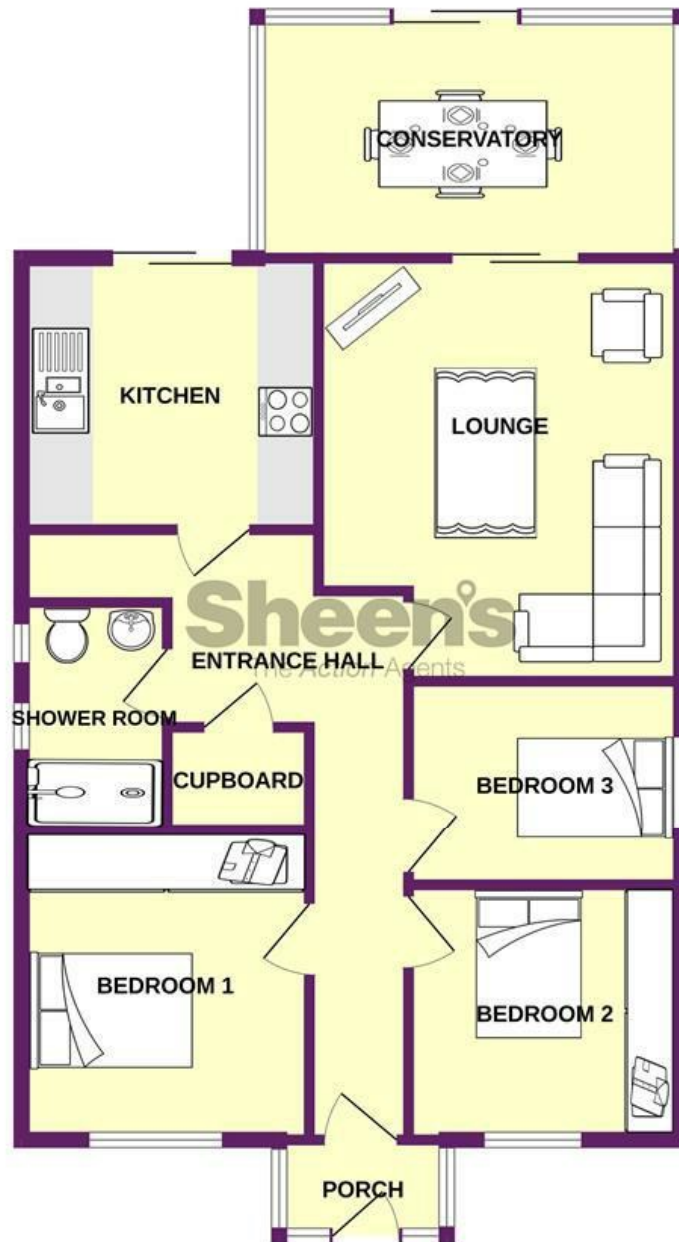
## Draft Details

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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