

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

**Sheen's**  
The Action Agents



## Park Gate Corner Little Clacton, CO16 9SS

Sheen's Estate Agents are pleased to offer this TWO BEDROOM MID-TERRACED BUNGALOW. This property is located in LITTLE CLACTON and was built in '2024'. The shopping amenities at 'Clacton Shopping Village' are just half a mile away. Clacton's town centre and sea front are situated within two and three quarter miles. A inspection is high advised advised to apricate the accommodation this property has to offer.

- Two Bedrooms
- 22'6 x 19' Lounge
- 19'2 x 9'9 Kitchen
- Under Floor Heating (n/t)
- Fully Double Glazed
- Shower Room
- Allocated Parking Spaces
- Built in 2024
- Council Tax Band C
- EPC Rating B



**Price £265,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### LOUNGE

22'6 x 19'

Open access to Kitchen/Diner. Double glazed window to rear.



## KITCHEN/DINER

19'2 x 9'9

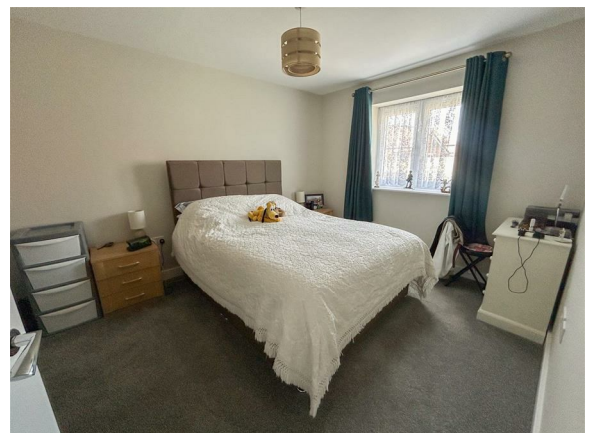
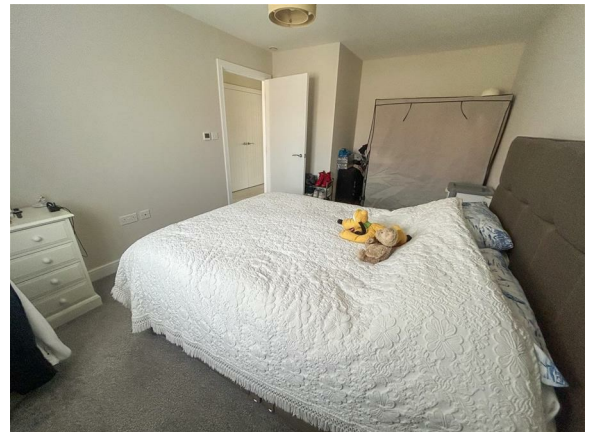
Fitted with a range of Blue panel fronted units comprising square edge work surfaces with cupboards and drawers below. Inset stainless steel sink unit with mixer tap. Integrated fridge/freezer. Integrated dishwasher. Integrated washer/dryer. Integrated oven with four ring hob above (not tested). Extractor fan (not tested). Open access to dining area. Patio doors leading to outside rear.



**BEDROOM ONE**

15' x 9'

Double glazed window to front.



## BEDROOM TWO

11'5 x 8'5

Double glazed window to front.



## SHOWER ROOM

Low level W.C. Wall mounted hand wash basin. Walk in shower cubicle with wall mounted shower attachment (not tested). Skylight.



## OUTSIDE FRONT

Communal lawns. Path leading to entrance door.



## OUTSIDE REAR

Paved patio area. Mainly laid to lawn. Gate with access to allocated parking spaces. Enclosed by panelled fencing.



## EH 06/26

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).

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### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band - C ; Payable 2026/2027 £2033.03 Per Annum

Any Additional Property Charges: Yearly Estate Management Fee of £255 per annum

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

Please note we recommend that all prospective buyers review the official Register of Title with their legal representative to satisfy themselves as to the full extent of these entries.

### 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  
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.6 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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