



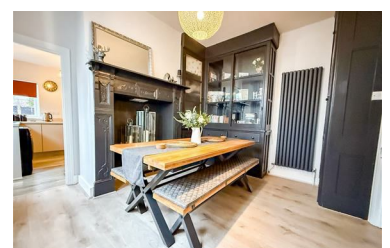
## Beatrice Road Clacton-On-Sea, CO15 1JS

Nestled on Beatrice Road in the charming coastal town of Clacton-on-Sea, this delightful FOUR BEDROOM SEMI-DETACHED HOUSE offers a perfect blend of character and modern living. With generously sized bedrooms, this property is ideal for families or those seeking extra space. The three reception rooms provide ample room for relaxation and entertainment, ensuring that there is a comfortable space for everyone.

The property is conveniently located just 250 metres from the beach, making it an excellent choice for those who enjoy coastal living and the vibrant seaside lifestyle. Positioned on the fringes of the Town Centre, the house is also just half a mile from the mainline railway station, with its direct links to London Liverpool Street.

Whether you are looking for a family home or a seaside retreat, this semi-detached house on Beatrice Road is sure to impress and an early viewing is advised.

- Four Bedrooms
- 16'5 x 15'3 max Lounge
- 13'2 x 12'1 Sitting Room
- 12'11 x 11'2. Dining Room
- 12'11 Modern Fitted Kitchen
- Modern Bathroom & Separate W.C.
- Off Street Parking
- Viewing Strongly Advised
- Just 150 Metres from The Sea Front
- EPC Rating TBC & Council Tax D



**Price £365,000 Freehold**

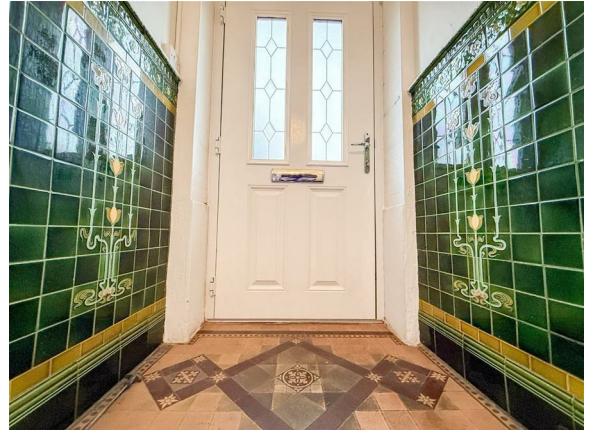
### Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed composite entrance door to:

### ENTRANCE PORCH

Decorative period tiled walls. Period encaustic tiled flooring.  
Hardwood glazed entrance door to:



### ENTRANCE HALLWAY

Wood effect flooring. Radiator. Part decorative Shaker style wall panelling. Stair flight to first floor. Doors to:





## ALTERNATE VIEW OF HALLWAY



## LOUNGE

16'5 into bay x 15'3 max

Period tall fireplace with integrated mirror and inset log burner and stone hearth, Radiator. Picture rail. Double glazed bay window to front.



## ALTERNATE VIEW OF LOUNGE



## SITTING ROOM

13'2 max x 12'1

Ornamental Period tall fireplace with integrated storage and shelves, with inset decorative period tiling and matching hearth. Wood effect flooring. Radiator, Double glazed double doors leading to rear garden.





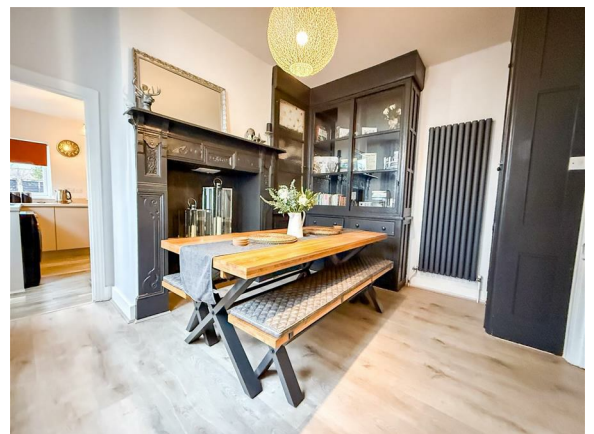
## ALTERNATE VIEW OF SITTING ROOM



## DINING ROOM

12'11 x 11'2 max

Ornamental feature period fireplace. Fitted corner dresser unit with glazed display cabinets. Built in storage cupboard. Tall designer radiator. Wood effect flooring. Two double glazed windows to side. Open access to Kitchen.



## ALTERNATE VIEW OF DINING ROOM



## KITCHEN

13'2 x 10'8

Fitted with a modern kitchen. Comprises laminate fronted units with square edge work surfaces. Range of cupboards and drawers under. Range of matching wall mounted units. Inset single drainer single drainer sink unit with mixer tap. Range cooker space with range cooker fitted extractor hood above (not tested). Space and plumbing for washing machine and dishwasher. Tall fridge/freezer space. Two double glazed windows to rear. Wood effect flooring. Wall mounted gas boiler (not tested). Double glazed window to side. Double glazed door to garden.





### FIRST FLOOR LANDING

Part decorative Shaker style wall panelling Built in double storage cupboard. Loft access with loft ladder (Loft Part Boarded). Radiator. Doors to:



### BEDROOM ONE

16'5 into bay x 13'1 max

Ornamental Period tall fireplace with integrated mirror. Two built in double wardrobes. Radiator. Picture rail. Double glazed bay window to front.



ALTERNATE VIEW OF BEDROOM ONE

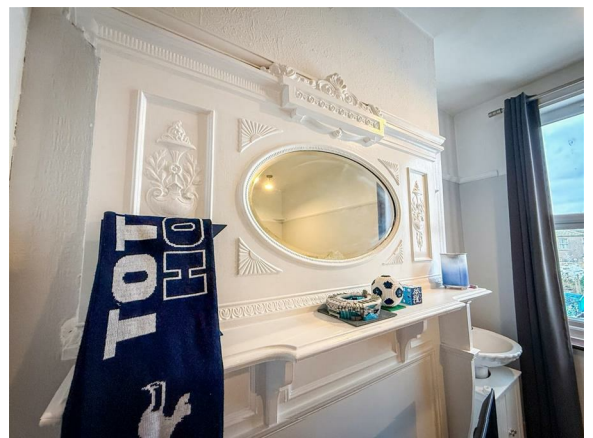




## BEDROOM TWO

13'5 max x 12'1

Ornamental Period tall fireplace with integrated mirror. Built in double wardrobe. Radiator. Picture rail. Double glazed window to rear.



## ALTERNATE VIEW OF BEDROOM TWO

## BEDROOM THREE

13'2 x 10'8 max

Ornamental Period fireplace. Radiator. Picture rail. Double glazed windows to rear.



## BEDROOM FOUR

10'7 x 6'5

Picture rail. Electric Heater. Double glazed door leading to Front Balcony.



## FRONT BALCONY

Accessed from double glazed door from Bedroom Four. Enclosed by decorative ornate railings.

## BATHROOM

9'7 max x 6'5

Fitted with a modern white suite. Comprises 'P' shape panel bath with mixer tap. Wall mounted electric shower (not tested). Curved glazed shower screen. Vanity wash hand basin with storage drawers below. Fully tiled walls. Tiled flooring. Tall Designer radiator. Double glazed window to side.



## SEPARATE W.C.

Fitted with a white suite. Comprises low level W.C. Vanity wash hand basin with storage cupboard below. Parts wood panel walls. Decorative tile effect flooring. Double glazed window to side.





### OUTSIDE - FRONT

Period encaustic tiled pathway leading to front door. Hardstanding area providing off street parking for numerous vehicles. Gate gives side pedestrian access to:



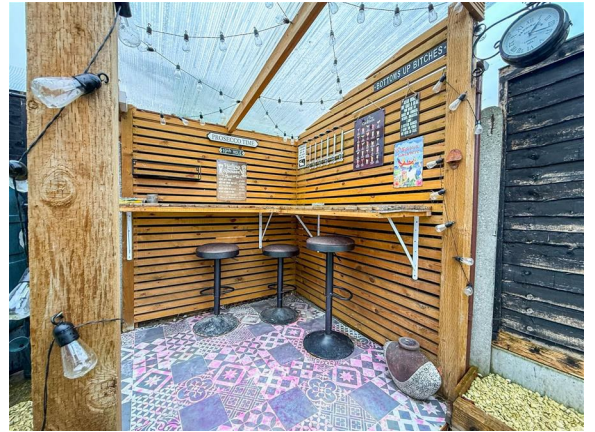
## OUTSIDE - REAR

Approx 24' Rear garden (with additional side area). Garden is laid to artificial lawn with large decked patio area with large wooden covered pergola. Additional wooden deck patio area. Corner Bar area. Large timber storage sheds to remain. Enclosed by panel fencing.





## ALTERNATE VIEW OF GARDEN



## CLACTON SEA FRONT

The property is situated around 150 metres from the sea front.



### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2025/2026 £2137.41 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 0126

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

### Agents Note (Restrictive Covenants on Title)

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.





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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**Sheen's**  
The Action Agents

