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

Sheen's
The *Action* Agents



Beacon Way
Point Clear, CO16 8JN

Nestled in the charming Essex coastal Village of Point Clear, this delightful SEMI-DETACHED BUNGALOW on Beacon Way offers a perfect blend of comfort and convenience. With THREE SPACIOUS DOUBLE BEDROOMS, this property is ideal those seeking extra space with ground floor living. The generous 28' max open plan living space provide ample room for relaxation and entertaining.

The property benefits a beautifully landscaped approx. 52' garden with outdoor space perfect for enjoying sunny days, gardening, or simply unwinding in a tranquil setting. Additionally, the property boasts parking for up to three vehicles, ensuring that you and your guests will never have to worry about finding a space.

For those who appreciate the great outdoors, the bungalow is conveniently located just a third of a mile from the stunning coastal walks at Point Clear Sea Front. This proximity to the coast allows for leisurely strolls along the shore and the chance to enjoy the picturesque views of the sea. Furthermore, the town of Clacton-on-Sea is only five miles away with Colchester City Centre just over ten miles away both offer a variety of shops, restaurants, and entertainment options.

This extended accommodation presents a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location. With its spacious layout, beautiful garden, and close proximity to the coast, this bungalow is a must-see.

- Two/Three Double Bedrooms
- 17'10 Bedroom Three/Sitting Room
- 28'10 max Open Plan Lounge/Kitchen/Dining Space
- Four Piece Spacious Bathroom
- Gas Central Heating (n/t)
- Fully Double Glazed
- Off Street Parking
- Approx 52' Rear Garden
- No Onward Chain
- EPC Rating C & Council Tax C







Price £275,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Sealed unit double glazed entrance door to:

ENTRANCE PORCH

Further multi panel glazed wooden door to:



ENTRANCE HALLWAY

13'5 x 6'7

Two radiators. Loft access with loft ladder to fully boarded loft. (Please note the sellers have informed us that underneath the carpet is original parquet wood flooring.) Part solid wood doors and multi panel glazed doors to:





BEDROOM ONE

11'10 x 11'9

Large fitted part mirror fronted sliding wood effect wardrobes. Radiator. Double glazed window to rear.





BEDROOM TWO

17'10 into bay x 7'10

Radiator. Sealed unit leaded light effect double glazed bow bay window to front.



BEDROOM THREE/ SITTING ROOM

17'10 into bay x 12'9

Feature fire surround with tiled half and inset gas fire (not tested). Two radiators. Wood panel flooring. Leaded light effect double glazed windows to sides. Double glazed leaded light effect large bow bay window to front.





ALTERNATE VIEW OF BEDROOM THREE/SITTING ROOM





BATHROOM

9'6 x 9'0 max

Fitted with a four piece white suite. Comprises wide panel bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Corner shower cubical with integrated shower (not tested). Chrome effect heated towel rail. Fully tiled walls. Tiled flooring. Extractor fan (not tested). Radiator. Built in airing cupboard with electric towel radiator (not tested). Double glazed window to side.







OPEN PLAN LIVING SPACE

28'10 x 12'7 max narrowing 9'6





KITCHEN/DINING AREA

15'7 max narrowing to 11'9 x 12'7 max

Fitted with a range of white gloss panel fronted units. Comprises granite effect rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer composite white sink unit with mixer tap. Space and plumbing for dishwasher. Under counter fridge space. Range cooker space with fitted extractor hood above (not tested). Tiled splash backs. Tiled flooring to kitchen area. Radiator. Open access to Lounge area. Sliding double wooden multi panel glazed doors to Utility Room. (Large Fish Tank in Dining Area which can be available under separate negotiation.)





DINING AREA VIEW

LOUNGE AREA

12'4 x 12'3

Radiator. Double glazed window to side. Double glazed sliding patio doors to side and rear garden aspects.





UTILITY ROOM

15'7 x 4'1

Part brick built with sealed unit double glazed windows to sides and rear. Space and plumbing for washing machine and tumble dryer. Radiator. Tiled flooring. Sealed unit double glazed door to rear garden.



OUTSIDE - FRONT

Block paved driveway providing off street parking for multiple vehicles. Remainder of front garden laid to red stone shingle with flower and shrub borders. Part enclosed by small brick wall. Gate gives side pedestrian access to outside rear garden.





OUTSIDE - REAR

Approx 52' rear garden. Partially laid to artificial lawn with array of mature flower and shrub borders. Large Greenhouse. Small timber summer house to remain. Enclosed by panel fencing. Paved patio area. Gate giving access to side paved enclosed Bin area with further gate to outside front.







ALTERNATE VIEW OF GARDEN





POINT CLEAR SEA FRONT

Point Clear Sea front with its coastal walks along the river Colne estuary, and the edge of Brightlingsea & St. Osyth Creeks can be accessed around a third of a mile away.



Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £2043.80 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 11/26

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.

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

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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