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Sheen's
The *Action* Agents



Mountview Road
East Clacton, CO15 6LN

Situated in the highly sought-after East Clacton area of Clacton-on-Sea, this impressive character property offers spacious and versatile accommodation arranged over two floors, making it an ideal home for a variety of buyers. The ground floor comprises a generous bedroom/dining room, modern shower room, fitted kitchen and impressive lounge, complemented by a delightful double-glazed Edwardian-style conservatory overlooking the garden.

The first floor provides two further well-proportioned bedrooms, together with an en-suite bathroom, offering additional flexibility and comfortable family accommodation. Externally, the property boasts an attractive, landscaped rear garden extending to approximately 52', providing an excellent space for outdoor relaxation and entertaining. To the front, there is off-road parking for multiple vehicles, leading to a detached garage.

Conveniently located approximately three-quarters of a mile from Clacton-on-Sea's seafront and mainline railway station, the property is well positioned for access to local amenities and transport links. An early viewing is highly recommended to fully appreciate the accommodation and excellent presentation on offer.

- Two/Three Double Bedrooms
- G/Floor Bedroom 3/Dining Room
- G/Floor Shower Room
- F/Floor En-Suite Bathroom
- 12'10 D/Glazed Conservatory
- Gas Central Heating (n/t)
- Garage & Off Street Parking
- Approx 52' x 40' Rear Garden
- No Onward Chain
- EPC Rating TBC & Council Tax D







Price £400,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Wooden entrance door to:

ENTRANCE HALLWAY

Two radiators. Leaded light effect double glazed windows to front and side. Tiled flooring. Stair flight to first floor with built in understairs storage cupboard. Built in utility cupboard housing space and plumbing for washing machine and tumble dryer. Doors to:







LOUNGE

16'6 into bay x 11'11

Feature brick fireplace with inset gas fire (not tested). Radiator. Additional curved radiator to bay window. Leaded light effect double glazed bow bay window to front with fitted shutter blinds.



ALTERNATE VIEW OF LOUNGE





KITCHEN

Fitted with a range of panel fronted units comprising: White granite effect square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset single drainer ceramic sink unit with mixer tap. Integrated fridge freezer. Inset four ring electric ceramic hob with concealed extractor hood above. Under counter twin oven (all appliances not tested). Tiled splash backs. Tiled flooring. Built in larder cupboard with space and plumbing for slim line dishwasher and additional freezer with window to side. Leaded light effect double glazed windows to side and rear. Multi panel glazed wooden door leading to rear garden.



ALTERNATE VIEW OF KITCHEN





BEDROOM ONE/DINING ROOM

11'10 max x 8'11

Tiled flooring. Radiator. Leaded light effect double glazed window to front with fitted shutter blind.



GROUND FLOOR SHOWER ROOM

6'1 x 5'2

Fitted with a modern white suite comprising: Independent shower cubical. Pedestal wash hand basin. Low level W.C. Fully tiled walls. Chrome effect radiator. Tiled flooring. Leaded light effect double glazed window to rear.



CONSERVATORY

12'10 x 9'11

Part brick built Edwardian style conservatory with vaulted poly-carbonate roof. Double glazed windows to sides and rear. Two radiators. Double glazed double doors opening onto patio and garden area.



FIRST FLOOR LANDING

Leaded light effect double glazed window to rear. Part sloping ceiling. Doors to:



BEDROOM TWO

15'10 x 10'11 narrowing 6'5

Part sloping ceiling. Radiator. Leaded light effect window to side. Lead light effect window to front with fitted shutter blind. Built in large eve storage cupboard.







BEDROOM THREE

11'11 x 7'0

Wall to wall fitted wardrobes comprises of: Three double and one single wardrobe. Additional built in double wardrobe. Built in airing cupboard. Radiator. Leaded light effect double glazed window to side. Door to:





EN-SUITE BATHROOM

6'5 x 5'9

Fitted with a three piece white suite comprising: Panel bath. Low level W.C. Pedestal wash hand basin. Part tiled walls. Heated towel rail. Leaded light effect double glazed window to rear.



OUTSIDE FRONT

Hard standing front garden providing off street parking for numerous vehicles. Part enclosed by part brick wall and part panel fencing. Detached garage with up and over door. Gate give side pedestrian access to outside rear garden.





DETACHED GARAGE

16'8 x 8'3

Power and light connected. Glazed wooden personal access door form garden. Window to rear.



OUTSIDE REAR

Approximately 52'0 x 40'0 landscaped rear garden. Mainly laid to lawn with flower and shrub boarders. Paved patio areas. Enclosed by panel fencing. Personal door to garage.







ALTERNATE VIEW OF GARDEN



Material Information (Freehold Property)

Tenure: Freehold
Council Tax: Tendring District Council; Council Tax Band; D Payable 2026/2027 £2225.97 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

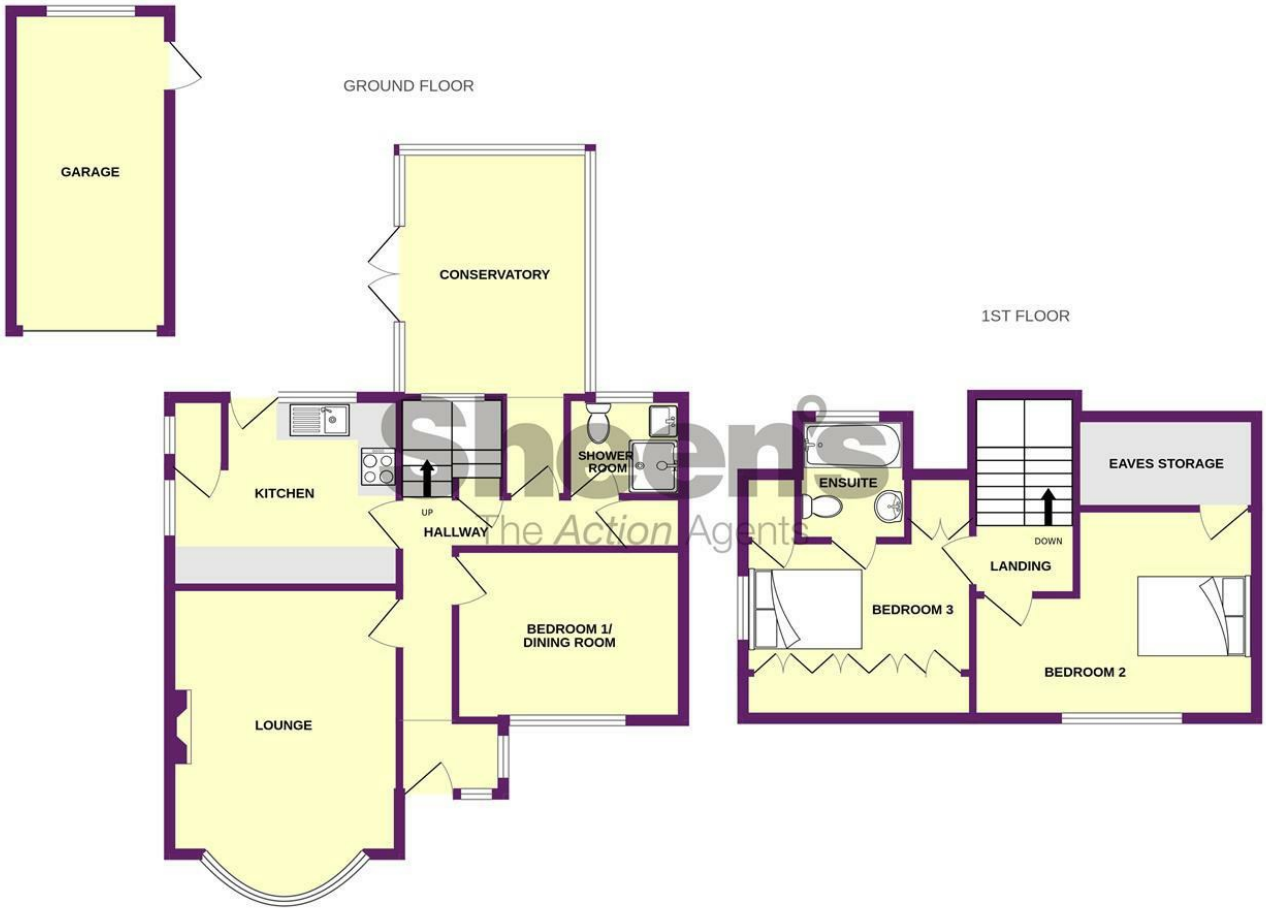
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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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