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Sheen's
The Action Agents



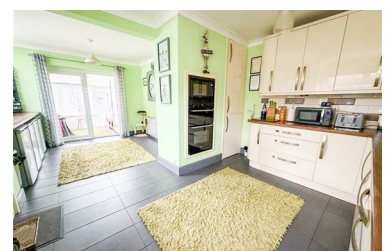
The Green, Rush Green Road Clacton-On-Sea, CO16 7BH

Nestled in the charming area of 'The Green' on Rush Green Road, Clacton-On-Sea, this delightful DETACHED CHALET offers a perfect blend of comfort and versatility and has NO ONWARD CHAIN. With well-proportioned FOUR DOUBLE BEDROOMS, this property is ideal for families or those seeking extra space for guests or hobbies. The fourth bedroom can easily serve as a sitting room, providing flexible living options to suit your lifestyle.

The property boasts good sized rooms allowing ample space to entertain or relax. The SELF CONTAINED ANNEXE ACCOMMODATION adds further appeal, offering potential for independent living, a home office, or a guest suite. The exterior of the property is equally impressive, featuring a generous 95-foot wide rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property provides parking for numerous vehicles, ensuring convenience for residents and visitors alike.

This chalet is not just a home; it is a versatile living space that can adapt to your needs. Whether you are looking for a family residence or a property with potential for multi-generational living, this home at 'The Green' is a must-see. Embrace the opportunity to make this charming property your own and enjoy all that Clacton-On-Sea has to offer.

- Three Double Bedrooms
- 13'10 Bedroom Four/Sitting Room
- 12'8 x 12'6 Lounge
- 20'9" max Kitchen Diner
- Modern Ground Floor Shower Room
- 10'8 x 8'4 Sun Room
- SELF CONTAINED ANNEXE ACCOMMODATION
- 95' Wide Rear Garden
- Off Road Parking For Numerous Vehicles
- EPC Rating D & Council Tax D



Price £400,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to entrance hallway.

ENTRANCE HALLWAY

Double glazed windows to front. Stair flight to first floor with built in under stairs storage cupboard. Two radiators. Doors to:-



SITTING ROOM/BEDROOM FOUR

13'10 x 12'4

Double glazed window to front. Radiator. Fireplace with stone effect hearth with inset electric fire (not tested).



LOUNGE

12'8 x 12'6

Double glazed window to rear. Radiator. (Door to Annexe Accommodation.)



KITCHEN/DINER

20'9 x 13'8 max

Modern fitted kitchen. Comprises cream gloss fronted units with curved end units. Wood effect square edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset four ring gas hob. Inset one and a half bowl stainless steel single drainer sink with built in macerator. Built in high level oven and grill (all appliances are not tested). Plumbing and space for washing machine and dishwasher. Matching work surfaces in Dining Area with space under for multiple under counter fridge & freezers. Radiator. Tiled flooring. Two double glazed windows to side. Double glazed door to side. Double glazed patio doors leading to Conservatory.



KITCHEN AREA VIEW



DINING AREA VIEW



SUN ROOM

10'8 x 8'4

Tiled flooring. Double glazed windows to side and rear. Double glazed door leading to garden.



SHOWER ROOM

9'2 x 9'7 nar 6'

Fitted with a modern three piece white suite. Comprises large walk in shower cubicle with sliding door. Low level W.C. Vanity wash hand basin with cupboards below. Fully tiled walls and flooring. Heated towel rail. Two double glazed windows to rear.



BEDROOM ONE

12'10 x 10'10

Double glazed window to front. Radiator.



FIRST FLOOR LANDING

Doors to:-



BEDROOM TWO

16'7 max x 10'8 max

Fitted wardrobes. Double glazed window to side. Part sloping ceiling. Radiator. Built in Eaves storage Cupboard (13'10 max x 4'11 plus recess). Door to En-Suite W.C.



BEDROOM TWO (Eaves Storage Space)

13'10 x 4'11 plus recess

Accessed via double cupboard doors from Bedroom Two. Sloping Ceilings. Lighting.



EN-SUITE W.C.

Fitted with a white suite. Comprises low level W.C. Pedestal wash hand basin. Part tiled walls. Part sloping ceiling. Velux window.

BEDROOM THREE

10'10 max x 10'10

Double glazed window to side offering field views. Part sloping ceiling. Radiator. Eaves storage cupboard. Further eaves storage cupboard housing gas boiler (not tested).



ANNEXE ACCOMODATION

The property benefits from Self Contained Annexe Accomodation which benefits having internal access from the main accommodation offering versatile living space. Double glazed entrance door from front garden to:



ANNEXE LIVING ROOM

17'2 x 7'3

Loft access. Double glazed window to side. Sliding Doors to Annexe Bedroom & Annexe Kitchen/Utility Area.



ANNEXE KITCHEN/(UTILITY AREA)

16'7 x 5'1

Laminated rolled edge work surface with cupboards below. Inset single drainer stainless steel sink unit. Under counter fridge space. Space and plumbing for washing machine. Radiator. Double glazed double doors onto rear garden. Internal door to Main Accommodation.



ANNEXE BEDROOM

13'3 x 9'3

Wall mounted electric heater (not tested). Double glazed window to front. Sliding door to Accessible En-Suite shower room.



ANNEXE EN-SUITE SHOWER ROOM

9'3 x 3'5

Fitted with a modern accessible suite. Comprises low level W.C. Wall mounted electric shower (not tested). Low level W.C. Wash hand basin. Fully tiled walls.



OUTSIDE - FRONT

Driveway providing off street parking for numerous vehicles. Remainder being laid to lawn with flower and shrub borders. Part enclosed by fencing and shrubs with stable style entrance gates. Gate gives side pedestrian access to:



OUTSIDE - REAR

The property is positioned on a sizeable plot which includes a wide rear garden which is around 95' max. Mainly laid to lawn with array of flower, shrub and shingle borders. Raised patio area with wooden pergola above. Enclosed by panel fencing. Timber Storage Shed (12'10 x 7'8 - Power and Light Connected). Metal Storage She (10'9 x 9'8 - Power Connected). Side pedestrian access to front via gate.



TIMBER STORAGE SHED

12'10 x 7'8



METAL STORAGE SHED

10'9 x 9'8

Power connected.



Rural Walks Nearby

There is a public footpath closely which runs down to the farmers fields with access to pathway which leads towards the air field and sea front.



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

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.

JE 0426

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.

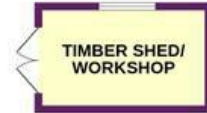
Particular Disclaimer

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





1ST 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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