



## Eastern Promenade Point Clear Bay, CO16 8LG

Sheens Estate Agents are pleased to offer for sale this THREE BEDROOM DETACHED FREEHOLD BUNGALOW being PART TIMBER FRAMED PART CAVITY BRICK BUILT positioned with panoramic views of the 'Colne Estuary' along the Essex Coastline. The property includes it's own section of beach directly in front of the property. Situated within the coastal village of Point Clear the property is approximately six miles away from Clacton's town centre, sea front and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 14'2 x 11' Lounge
- 14'1 x 8' Kitchen
- Three Piece Shower Room
- Three Piece Bathroom Suite
- Electric Central Heating (n/t)
- Panoramic Seafront Views
- Ownership Of Beach To Front Shoreline
- Council Tax Band A
- EPC Rating G



**Price £250,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

Wooden glazed door leading to;

### UTILITY ROOM

9'3 x 7'2

Fitted units. Space and plumbing for white goods appliances. Doubled glazed window to side. Wooden glazed door leading to outside rear. Door to;



### INNER HALLWAY

Radiator. Storage cupboard. Open access to;



### KITCHEN

14'1 x 8'

Fitted kitchen suite comprising laminated square edge work surfaces. Inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset oven with extractors above (not tested). Integrated dishwasher. Integrated fridge and freezer. Selection of matching wall units with cupboards and draws at both eye and floor level. Double glazed window to side. Open access to;



## LOUNGE

14'2 x 11'

Inset free standing log burner. Radiator. Double glazed window to rear. UPVC double glazed French doors leading to outside rear. Door to;



## BEDROOM THREE

15'8 x 7'4

Radiator. Double glazed window to rear.



## BEDROOM ONE

15'8 x 11'2

Loft access. Radiator. Double glazed window to front.



## BEDROOM TWO

10'6 x 7'5

Double glazed windows to front and side. Door to;



## SHOWER ROOM

Three piece white suite comprising a low level W.C. Pedestal hand wash sink basin with a stainless steel mixer tap. Step in shower cubicle with a wall mounted electric shower and shower attachment above (not tested). Fully tiled. Radiator. Double glazed window to side.





## OFFICE

9' x 8'8

Radiator. UPVC double glazed sliding door leading to;



## RECEPTION HALLWAY

Double glazed windows to front and side. UPVC double glazed door leading to outside front.



## THREE PIECE BATHROOM SUITE

Three piece white suite comprising a low level W.C. Vanity hand wash sink basin with a stainless steel mixer tap. Panelled bath with wall mounted electric shower and shower attachment above (not tested). Double glazed window to side.



## OUTSIDE - FRONT

Hard standing area which provides off street parking for multiple vehicles. Two wooden storage sheds.



### OUTSIDE - REAR

The front of the property faces the promenade with views over the sea wall across to the Colne Estuary. The property has a private paved garden enclosed by small panel fencing with gate leading onto promenade. The property also benefits from owning the section of beach in front of the property up to the shoreline.



### SEAFRONT VIEWS





## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: A

Any Additional Property Charges: N/A

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage (Telephone & Broadband): TBC

Non-Standard Property Features To Note: We believe the property to be non conventional built (Part Timber as well as Part Cavity Brick Built) You would have to speak with a mortgage broker regarding the possibilities of attaining a mortgage.

## BA 06/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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



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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