

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## New Way Point Clear Bay, CO16 8LU

Sheen's Estate Agents are pleased to offer for sale this THREE BEDROOM DETACHED TIMBER FRAMED HOUSE located in the village of Point Clear. The property benefits from having undergone a recent REFURBISHMENT and is being sold with NO ONWARD CHAIN. The property is located within 100 metres from the seafront and promenade at Point Clear with Clacton-on-Sea's town centre and mainline railway station approximately six miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Three Bedrooms
- 20'5 x 9'5 Lounge
- 11' x 6'5 Kitchen
- Three Piece Bathroom Suite
- Off Street Parking
- Approximately 35' Rear Garden
- Majority Double Glazed
- Electric Heating (n/t)
- No Onward Chain
- EPC Rating E



**Price £145,000 Leasehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Wooden glazed door leading to;

### ENTRANCE PORCH

Glazed window to side and rear. Wooden door leading to;

### ENTRANCE HALL

Wall mounted storage heater (not tested). Two double glazed windows to side. Stairflight to first floor. Door to;



### BEDROOM ONE

13'4 x 9'3

Electric wall mounted radiator (not tested). Double glazed window to side.



### BEDROOM TWO

14' x 7'10

Wall mounted electric radiator (not tested). Double glazed window to side.



## BATHROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Panelled bath with wall mounted showerhead attachment above. Part tiled. Double glazed window to side.



## FIRST FLOOR LANDING

Double glazed windows to side and rear. Door to;



## LOUNGE

20'5 x 9'5

Wall mounted storage heater (not tested). Double glazed windows to front and side. Door to;



## BEDROOM THREE

12'4 x 7'7

Double glazed window to front and side.



## KITCHEN

11' x 6'5

Fitted kitchen suite comprises; Laminated square edge work surfaces with inset single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric hob with oven under and extractor hood above. Integrated fridge and freezer. Integrated dishwasher. Integrated washing machine. All appliances not tested. Selection of white gloss fronted wall units with cupboards and drawers at both eye and floor level. Part tiled. Double glazed windows to side and rear.



## OUTSIDE - FRONT

Hard standing area providing off street parking for multiple vehicles. Side pedestrian access leading to rear.



## OUTSIDE- REAR

Patio paved area with remainder being laid to lawn. Enclosed by panelled fencing. Side pedestrian access leading to front.



## AGENTS NOTES

The property is LEASEHOLD with 911 years remaining on the current LEASE. The vendor has informed us that there is no monthly or yearly charges to pay.

The Landlord/Freeholder is understood to be deceased and it has not been possible to contact the executors.

## BA 0324

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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### Material Information (Freehold Property)

Tenure: Freehold

Council Tax Band:

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: Timber Framed

### 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.



GROUND FLOOR

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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