

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



## Harold Road East Clacton, CO15 6AJ

Situated within 200m of East Clacton's Seafront, Sheen's Estate Agents are pleased to offer for sale this versatile FOUR BEDROOM SEMI-DETACHED HOUSE. The accommodation is split over three floors and offers flexible living accommodation, perfect for a larger family. A viewing is a highly recommended to appreciate the size of the accommodation on offer.

- Four Bedrooms
- Three Reception Rooms
- Balcony
- Gas Central Heated
- Off Street Parking
- No Onward Chain
- Council Tax Band C
- EPC Rating TBC



**Price £300,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes: Double glazed entrance door to:

### ENTRANCE HALLWAY

Stair flight to first floor. Radiator. Doors to:

### LOUNGE

14'3 into bay x 12'

Double glazed bay window to front. Two radiators.



### SITTING ROOM

12' x 11'

Double glazed window to rear. Radiator. Storage cupboard.



## DINING ROOM

12'8 x 9'4

Radiator. Double glazed window to side. Patio doors leading to side garden. Open access to kitchen.



## KITCHEN

10'3 x 9'8

Comprises laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit. Inset four ring electric hob. Built in oven and grill. All appliances not tested. Space and plumbing for under counter dishwasher, washing machine and tumbler dryer. Door to rear lobby.



## REAR LOBBY

Doubled glazed sliding door to rear garden. Further doors to:

## GROUND FLOOR CLOAKROOM

Comprises a low level W.C. Wall mounted hand wash basin. Double glazed window to rear.



## SHOWER ROOM

White suite comprising of independent shower cubicle with a wall mounted shower (not tested). Vanity hand wash basin with cupboards under. Radiator. Double glazed window to rear.



## FIRST FLOOR LANDING

Double glazed window to side. Doors to:

## BEDROOM ONE

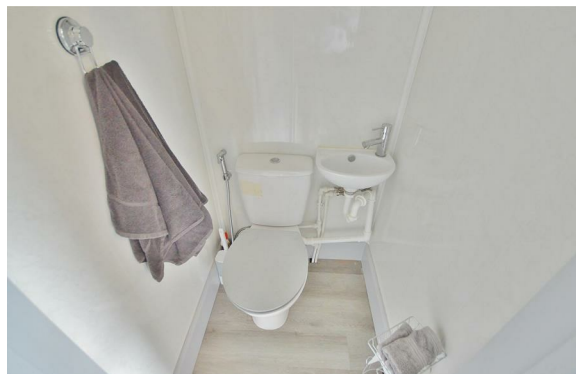
15'5 into wardrobe x 11'5

Double glazed window to front. Double glazed patio doors leading to balcony. Fitted mirror fronted sliding door wardrobes. Radiator. Door to en-suite cloakroom.



## EN-SUITE CLOAKROOM

Comprises low level W.C. with Bidet Handheld Spray. Wall mounted hand wash basin



## BALCONY

Offering partial sea views.



## BEDROOM TWO

12' x 8'9

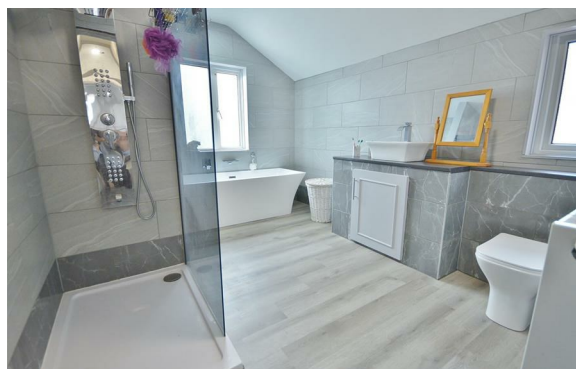
Double glazed window to rear. Radiator.



## BATHROOM

12'2 x 9'4

Impressive four piece white bathroom suite comprising of a low level W.C. Vanity hand wash basin with cupboards under. Independent shower cubicle with wall mounted boiler fed shower (not tested). Free standing bath. Fully tiled walls. Wall mounted gas boiler (not tested). Double glazed windows to side and rear. Radiator.



## SECOND FLOOR LANDING

Doors to:



### BEDROOM THREE

15' max 11'6 reduced to 7'5

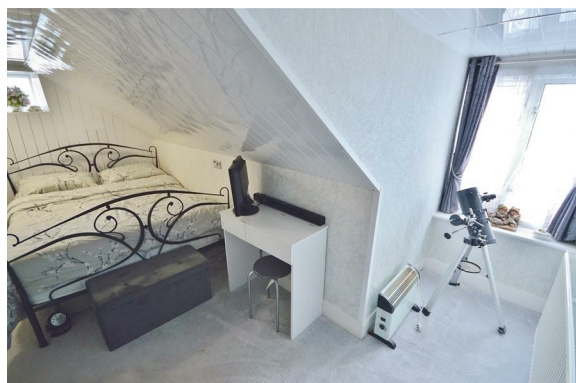
Double glazed window to front and side. Radiator. Storage cupboard.



### BEDROOM FOUR

15' max x 12'3 reducing to 7'5

Double glazed window to side and rear. Radiator.



### OUTSIDE REAR

Low maintenance rear garden being laid to artificial lawn. Timber storage shed. Enclosed by wall and fencing.



### SIDE GARDEN

Under cover. Outside tap. Hard standing area with gate giving pedestrian access to front.

## OUTSIDE FRONT

Hard standing front garden providing off street parking for numerous vehicles.

## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: C

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains  
(Telephone & Broadband): Mobile - Good indoors & outside. Broadband - Full Fibre up to 200mb

Non-Standard Property Features To Note:

## LE 07/25

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





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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