



Clay Hall Crescent East Clacton, CO15 6EY

A rare opportunity to acquire this impressive 2020-built, THREE DOUBLE BEDROOM DETACHED BUNGALOW, situated in a select private mews development comprising just eight exclusive bungalows in the popular East Clacton area.

Immaculately presented throughout, this modern home offers spacious and well-appointed accommodation, including a Principal Bedroom with 'Sharps' fitted wardrobes and a luxurious En-Suite, together with a generous well appointed Kitchen/Diner.

Designed with modern living and efficiency in mind, the property benefits from a B-rated Energy Performance Certificate (EPC) and incorporates solar panels within the fabric of the building, helping to create a low-maintenance and energy-efficient home with reduced running costs.

Externally, the property continues to impress, offering a larger-than-average garage, ample off-road parking and attractive, easy-to-maintain gardens. The rear garden enjoys a westerly aspect and backs directly onto open green space, providing a pleasant outlook and a good degree of privacy.

An early viewing is strongly advised to fully appreciate the excellent accommodation, modern specification and immaculate presentation this exceptional bungalow has to offer.

- Three Double Bedrooms
- En-Suite Shower Room
- 16'4 x 11' Modern Kitchen/Diner
- Modern Three Piece Bathroom
- Gas Central Heating - Under Floor (n/t)
- Solar Panel's (owned outright)
- Westerly Facing Landscaped Garden
- Garage & Off Street Parking
- Viewing Advised
- EPC Rating B & Council Tax D



Price £460,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

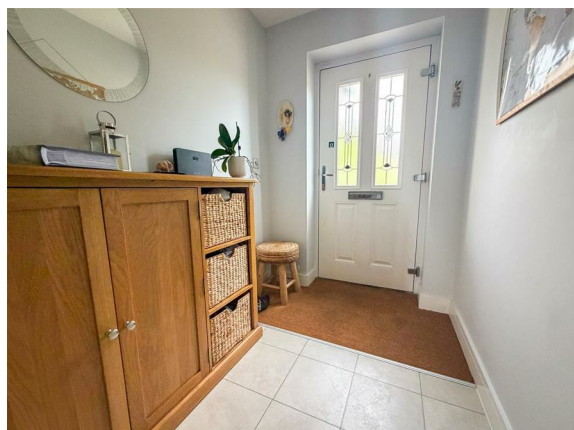
Double glazed composite entrance door to Entrance Hallway.



ENTRANCE HALLWAY

16'7 x 9'5 nar 5'2

Loft access (Gas boiler located in loft space). Built in airing cupboard housing hot water tank (not tested). Additional built in cupboard, Tiled flooring with individual thermostatically controlled underfloor heating. Doors to:



LOUNGE

17'7 x 11'9

Individual thermostatically controlled underfloor heating. Double glazed double doors with double glazed side panel windows to rear garden.



KITCHEN/DINER

16'4" x 11'

Fitted with a modern kitchen suite. Comprises white panel fronted units. Solid black quartz work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl sink unit with mixer tap. Inset four ring gas hob with stainless steel extractor hood above. Inset high level electric oven. Integrated dishwasher and fridge/freezer (all appliances not tested). Space and plumbing for washing machine. Tiled flooring with individual thermostatically controlled underfloor heating. Double glazed door to side. Double glazed window overlooking garden.



PRINCIPAL BEDROOM

13'6 x 10'3

Fitted 'Sharps' bedroom furniture including wardrobes, dresser and matching freestanding bedside cabinets. Individual thermostatically controlled underfloor heating. Double glazed window to front.



EN-SUITE SHOWER ROOM

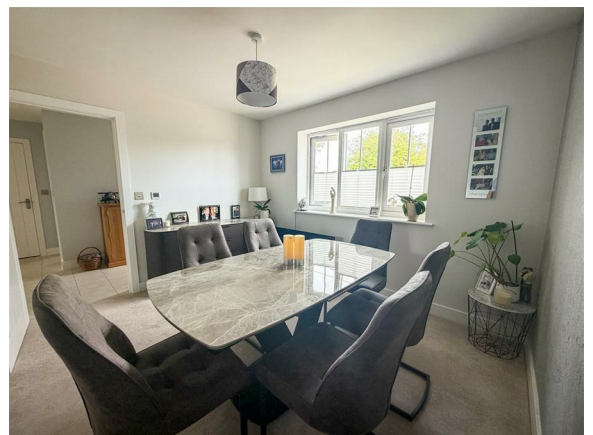
Fitted with a modern three piece white suite. Comprises double walk in shower cubicle. Low level W.C. Vanity wash hand basin with cupboards below. Extractor fan (not tested). Tiled flooring with individual thermostatically controlled underfloor heating. Chrome effect heated towel rail. Double glazed window to side.



BEDROOM TWO

11' x 9'9

Individual thermostatically controlled underfloor heating. Double glazed window to front.



BEDROOM THREE

13'4 max x 8'4 max

Individual thermostatically controlled underfloor heating. Double glazed window to side.



BATHROOM

9'7 x 5'7

Fitted with a modern three piece white suite. Comprises panel bath with mixer tap and hair wash shower attachment. Low level W.C. Vanity wash hand basin with cupboards below. Extractor fan (not tested). Tiled flooring with individual thermostatically controlled underfloor heating. Chrome effect heated towel rail. Tiled splash backs. Double glazed window to rear.



OUTSIDE - FRONT

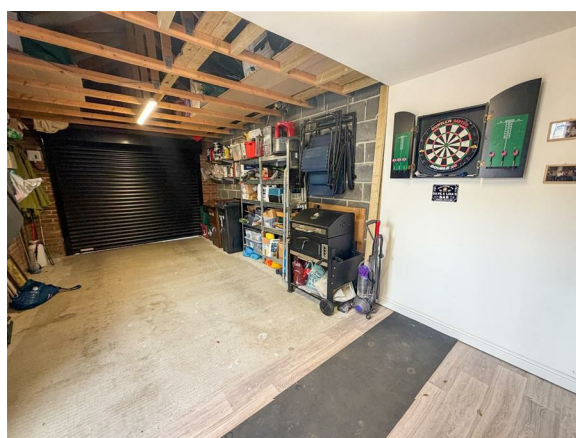
Block paved driveway providing off street parking for numerous vehicles leading to Garage with electric roller door (power and light connected). Front garden is laid to artificial lawn with shrub borders. Gate gives side pedestrian access to rear garden.



GARAGE

22'9 x 11'5

Electric front roller door. Power and light connected. Double glazed personal door from rear garden.



OUTSIDE - REAR

Approx 34' x 40' Landscaped westerly facing rear garden. Mainly laid to artificial lawn with large stone paved patio area. Range of shingled partially raised borders. Enclosed by panel fencing. Storage shed. Views to rear Public Green space over fencing.



ALTERNATE VIEW OF GARDEN



GREEN SPACE TO REAR

The property backs onto rear open public Green Space.



Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band ; Payable 2026/2027 £2225.97 Per Annum

Any Additional Property Charges: £250 Per Annum Paid into Clay Hall Residents Management Company (Each Bungalow own a share of the management company).

Services Connected: (Gas): Yes (Electricity): Mains (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 0826

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.

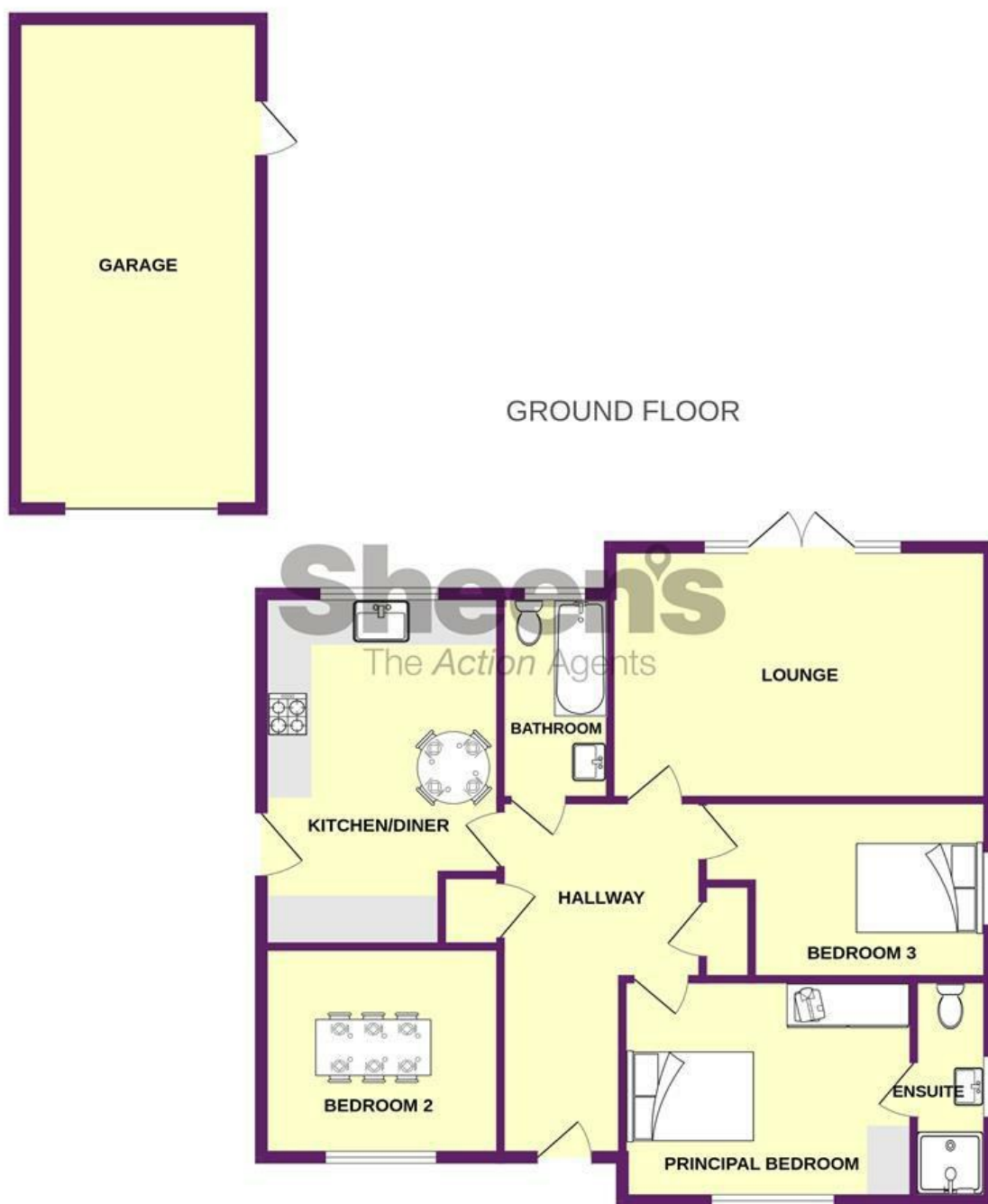
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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



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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