



Bromley Close Clacton-On-Sea, CO16 7HZ

Located on the popular 'Spring Gardens' development on the outskirts of the Essex coastal town of Clacton-on-Sea, is this FOUR/FIVE BEDROOM, TWO/THREE RECEPTION ROOM MODERN DETACHED HOUSE. The property is conveniently positioned around three quarters of a mile from the mainline railway station with its direct links to London Liverpool Street along with the sea front and town centre just over one and a quarter miles away. The property has an open aspect to the front being situated opposite a local Greensward, and an early inspection is strongly advised to appreciate all this family home has to offer.

- Four/Five Bedrooms
- En-Suite Shower Room
- Two/Three Reception Rooms
- Kitchen/Breakfast Room
- Ground Floor W.C.
- Gas Central Heating (n/t)
- Fully Double Glazed
- 32' x 55' max Rear Garden
- Garage & Off Street Parking
- EPC Rating C & Council Tax D



Price £350,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

ENTRANCE HALLWAY

Stair flight to first floor. Built in under stairs storage cupboard. Wood effect flooring. Radiator. Doors to:



GROUND FLOOR W.C.

5'9 x 3'

Fitted with a white suite. Comprises low level W.C. Wash hand basin. Tiled splash backs. Wood effect flooring. Radiator. Double glazed window to side.



LOUNGE

16'9 x 11'3

Radiator. Double glazed window to rear. Double glazed double doors to rear garden.



DINING ROOM

10'11 x 9'1

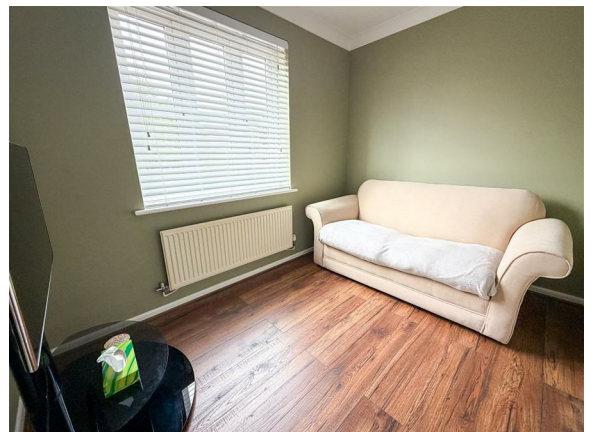
Radiator. Double glazed window to front with views across road to local greensward.



STUDY/BEDROOM FIVE

9'6 x 7'

Wood effect flooring. Radiator. Double glazed window to front with views across road to local greensward.



KITCHEN/BREAKFAST ROOM

17'4 x 10'8 nar 8'8

Fitted with a range of white gloss laminate fronted units. Comprises laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer sink unit with mixer tap. Integrated four ring gas hob with under counter electric oven and concealed extractor hood above. Integrated dishwasher (all appliances not tested). Space and plumbing for washing machine and tumble dryer. Tall fridge/freezer space. Wall mounted gas boiler (not tested). Tiled splash backs. Wood effect flooring. Radiator. Double glazed window to rear overlooking garden. Double glazed door leading to side parking and garage area.



FIRST FLOOR LANDING

Built in airing cupboard. Radiator. Loft access. Double glazed window to front with views across road to local greensward. Doors to:



VIEWS TO FRONT OVER GREENSWARD



BEDROOM ONE

12'11 to wardrobes x 11'7 max

Built in wall to wall wardrobes. Radiator. Double glazed window to rear. Door to En-Suite.



EN-SUITE SHOWER ROOM

Fitted with a three piece white suite. Comprises low level W.C. Pedestal wash hand basin. Independent shower cubicle. Part tiled walls. Radiator. Double glazed window to rear.



BEDROOM TWO

10'11 x 9'1

Built in mirror fronted sliding wardrobes. Radiator. Double glazed window to front with views across road to local greensward.



BEDROOM THREE

8'9 x 8'1

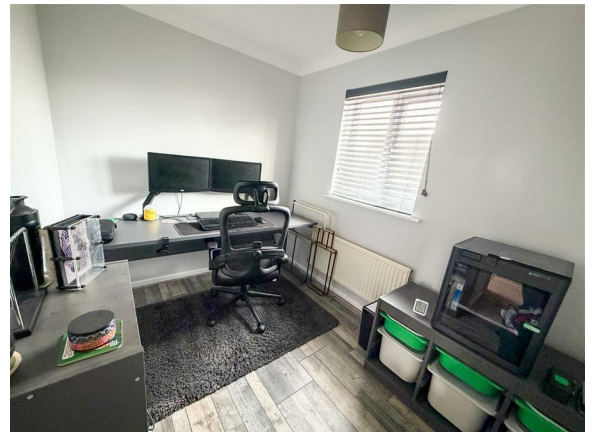
Radiator. Double glazed window to front with views across road to local greensward.



BEDROOM FOUR

9' x 6'9 plus door recess

Radiator. Double glazed window to rear.



FAMILY BATHROOM

7'4 x 6'1

Fitted with a three piece white suite. Comprises low level W.C. Pedestal wash hand basin. Panel bath. Wood effect flooring. Radiator. Part tiled walls. Double glazed window to side.



OUTSIDE - FRONT

Front garden is mainly laid to lawn with hard standing area providing off street parking for numerous vehicles leading to garage with up and over door. Gate gives side pedestrian access to rear garden.



GARAGE

16'5 x 8'

Power and light connected. Wooden personal door from garden. Up and over door to front.



OUTSIDE - REAR

55' max width x 32' depth

Garden is mainly laid to lawn. Block paved patio area. Paved pathways. Array of shrubs. Personal door to garage. Timber storage shed to remain. There is a hot tub which can potentially be included with the sale (subject to the agreed offer). Enclosed by panel fencing.



ALTERNATE VIEW OF GARDEN



LOCAL GREENSWARD OPPOSITE

Greensward opposite the property with convenient access routes towards town centre and local primary/secondary schools.



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

JE 0926

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.

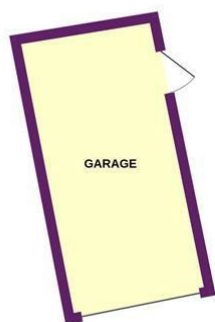
Particular Disclaimer

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.

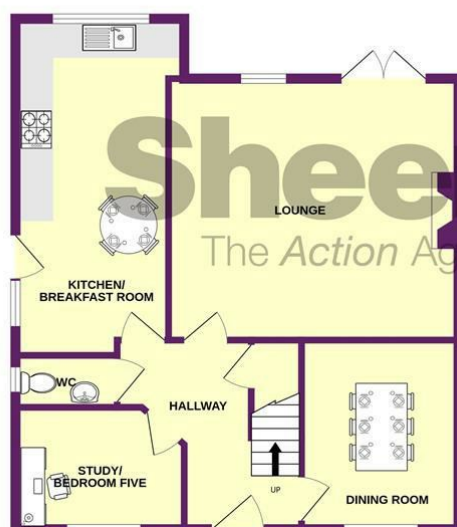
Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR





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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