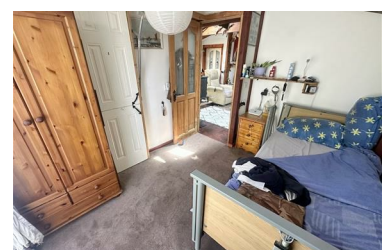




## Tower Estate Point Clear Bay, CO16 8NG

Sheen's Estate Agents are pleased to offer for sale this FULLY RESIDENTIAL, FREEHOLD TWO BEDROOM PART BRICK PART TIMBER FRAMED DETACHED BUNGALOW located in the Tower Estate area of Point Clear Bay on the Essex coast. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 12'10 x 11'10 Lounge
- 9'5 x 5'8 Kitchen
- Point Clear Bay
- Log Burner
- Freehold
- Within 50 Meters From Seafront
- Part Brick Built & Timber Framed
- Council Tax Band A
- EPC Rating D



**Price £80,000 Freehold**

### Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC double glazed sliding door leading to:

#### ENTRANCE PORCH

Storage cupboards. Double glazed window to front. Wooden glazed door leading to:



## LOUNGE

12'10 x 11'10

Log burner. Wall mounted electric storage heater (n/t). Double glazed window to side. Two double glazed Velux windows. Open access to:



## KITCHEN

9'5 x 5'8

Fitted kitchen suite comprising: Laminated square edge work surfaces with inset one and a half bowl single drainer sink unit with stainless steel mixer tap. Space for cooker. Space and plumbing for washing machine. Space for fridge or freezer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Double glazed window to rear. Sliding door to:



## SHOWER ROOM

Three piece suite comprising; Low level W.C. Wall mounted hand wash sink basin. Step in shower cubicle with wall mounted electric shower and shower head attachment above (not tested). Double glazed window to rear.



## BEDROOM ONE

9' x 8'8

Double glazed windows to side and rear. UPVC double glazed door leading to: Outside Rear.



## BEDROOM TWO

11'11 x 8'10

UPVC double glazed door leading to: Outside Front.



## OUTSIDE

The St Osyth Residents association owns the land in front of the property. The vendor has been given authority by them to allow allocated space for two vehicles (These details should always be looked at by your legal representative who can advise you further if and when needed). Side pedestrian access to rear



## Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council  
Council Tax Band: A  
Payable 2026/2027 £1532.85 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage  
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:  
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: Part Timber Framed & Part Brick Built

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.

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### Anti-Money Laundering

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](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



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GROUND FLOOR



## Selling properties... not promises

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**Sheen's**  
The Action Agents