



## Chatsworth Gardens Clacton-On-Sea, CO15 1DJ

Situated on the edge of the Royals Developments in Clacton-on-Sea. Sheen's Estate Agents are pleased to offer for sale this TWO DOUBLE BEDROOM SEMI DETACHED HOUSE. The property is positioned within half a mile of Clacton-on-Sea's Seafront and three quarters of a mile of Clacton's Town Centre and mainline railway station. An early viewing is advised to appreciate the size and accommodation on offer.

- Two Double Bedrooms
- 13'9 Lounge
- 12'2 Modern Fitted Kitchen
- Ground Floor Cloakroom
- Modern Bathroom Suite
- Gas Central Heated
- Approximately 36' Rear Garden
- Off Street Parking
- Council Tax Band B
- EPC Rating C



**Price £235,000 Freehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to entrance hallway.

## ENTRANCE HALLWAY

Radiator. Stair flight to first floor. Under stairs storage cupboard. Doors to:

## GROUND FLOOR CLOAKROOM

Comprises low level W.C. Double glazed window to side.



## LOUNGE

13'9 x 12'2

Double glazed window to side. Radiator. Open access to further seating area.



## FURTHER SEATING AREA

10'9 x 5'8

Radiator. Double glazed window to rear. Double glazed door leading to garden.



## KITCHEN

12'2 x 9'2

Modern fitted kitchen comprising of laminated square edge work surfaces with inset one and a half bowl sink unit. Inset four ring gas hob with oven under and extractor over. Integrated fridge freezer and washing machine (all appliances not tested). Plumbing and space for tumble dryer. Selection of matching white high gloss units at both eye and floor level. Larder cupboard. Wall mounted gas boiler concealed in cupboard (not tested). Double glazed windows to front and side.



## FIRST FLOOR LANDING

Loft access. Doors to:

## BEDROOM ONE

13' x 12'2

Double glazed window to rear. Radiator. Fitted wardrobes. Built in storage cupboard.



## BATHROOM

Modern white suite comprising of low level W.C. Vanity hand wash basin with cupboards under. Panelled bath with shower over. Heated towel rail. Double glazed window to side.



## BEDROOM TWO

12'2 x 9'3

Double glazed window to front. Radiator.



### OUTSIDE REAR

Measuring approximately 30' and being enclosed by panelled fencing. Commencing with patio area with the remainder being laid to artificial lawn. Shrub borders. Timber storage shed. Side pedestrian access to front via side gate.



### OUTSIDE FRONT

Block paved driveway providing off street parking for numerous vehicles.

### Material Information (Freehold Property)

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B; Payable 2025/2026 £1662.43 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

### LE 0925

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.

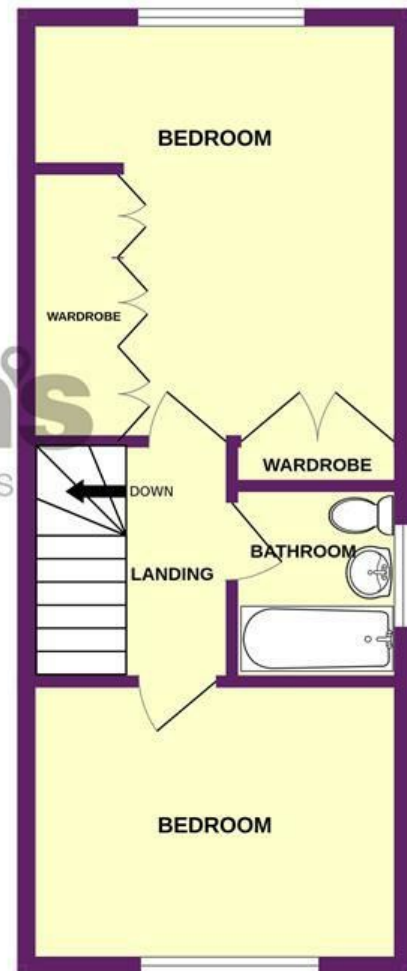
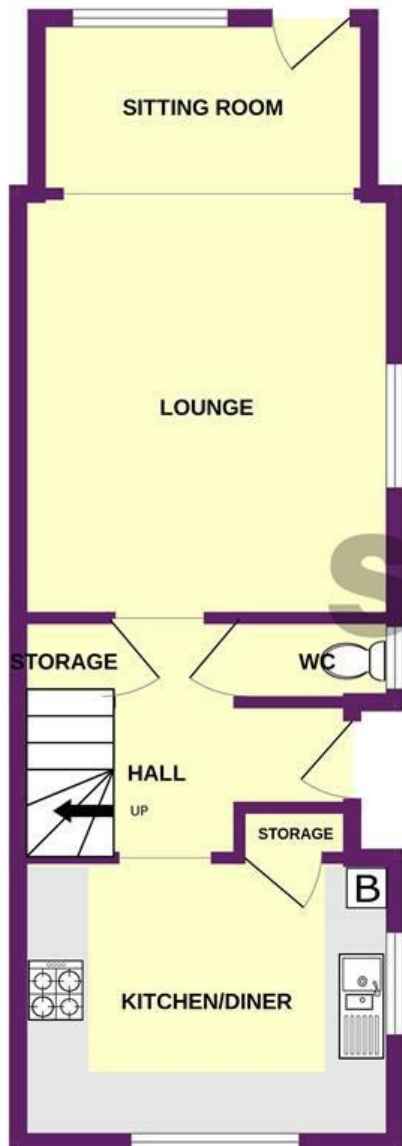
### Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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GROUND FLOOR

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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**Sheen's**  
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