



Tower Estate Point Clear Bay, CO16 8NG

Sheen's Estate Agents are pleased to offer this TWO BEDROOM DETACHED HOUSE. Situated with panoramic sea views of the long the Essex coast line is this traditionally brick built. The property is being offered with NO ONWARD CHAIN located within the popular coastal village of Point Clear and approximately 6 miles from Clacton's town centre, seafront and mainline railway stay. It is in the valuer's opinion that an early internal inspection is recommended to appreciate the accommodation and views on offer.

- Two Bedrooms
- 17'10 x 16'01 Lounge/Kitchen
- Sea Front Positon
- Panoramic Sea Views
- No Onward Chain
- Double Garage
- Brick Built
- Newly Renovated
- Council Tax Band
- EPC Rating E



Price £210,000 Freehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

KITCHEN

8'3 x 7'0

Boasting panoramic sea views. Double glazed windows to front and side. Open access to kitchen. Comprising of laminated rolled edge work surface with a range of fronted units, cupboards, drawers and storage space below. Space for cooker and four ring hob above. Extractor Fan. Integrated stainless steel sink unit. Space for fridge and freezer.



LOUNGE

18'8 x 7'6

Panoramic sea views. Electric wall mounted heater (not tested).
Open access to Kitchen and Dining Room.



DINING AREA

7'7 x 7'7

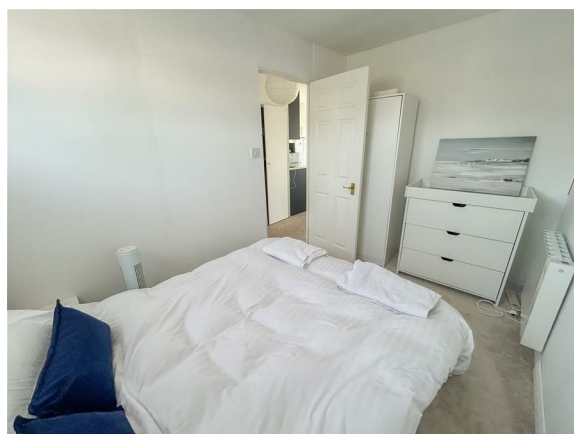
Open access to Lounge and Kitchen. Wall mounted electric heater (not tested).



BEDROOM ONE

11'7 x 7'3

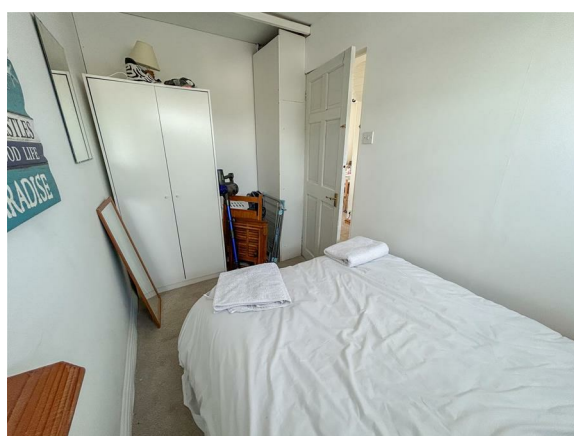
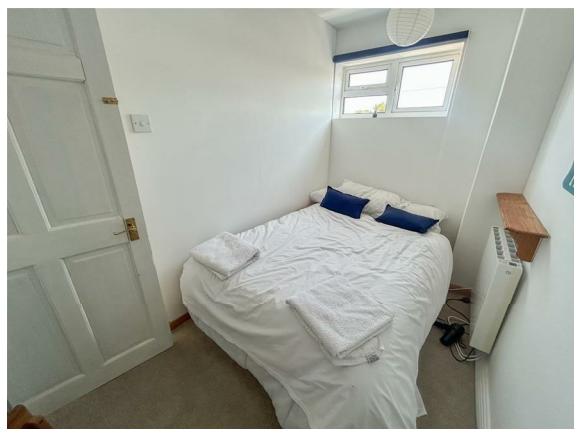
Built in storage cupboards. Electric heater (not tested). Double glazed to rear.



BEDROOM TWO

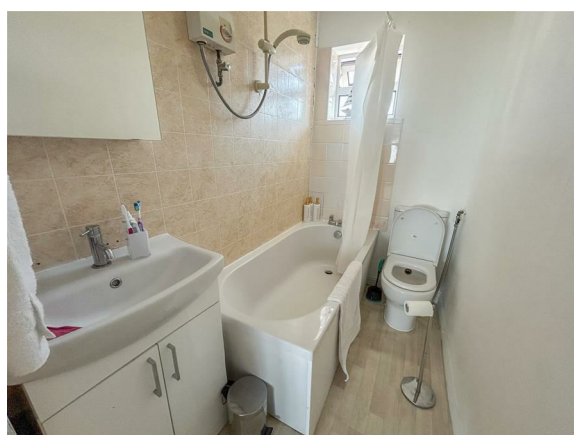
11'8 x 5'9

Built in storage cupboards. Electric heater (not tested). Double glazed to rear.



BATHROOM

Low level WC. Wall mounted vanity wash basin and bath. Panelled bath with wall mounted shower attachment above (not tested). Double glazed window to rear.



OUTSIDE REAR

The property benefits from having a double garage accessed from the rear. The property also benefits from parking to the rear.



OUTSIDE FRONT

Panoramic sea views with direct access to the promenade.



VIEWS FROM PROPERTY



EH 08/26

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.

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:

Services Connected: (Gas): No

(Electricity): Yes

(Water): Yes

(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:

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.

Particular Disclaimer

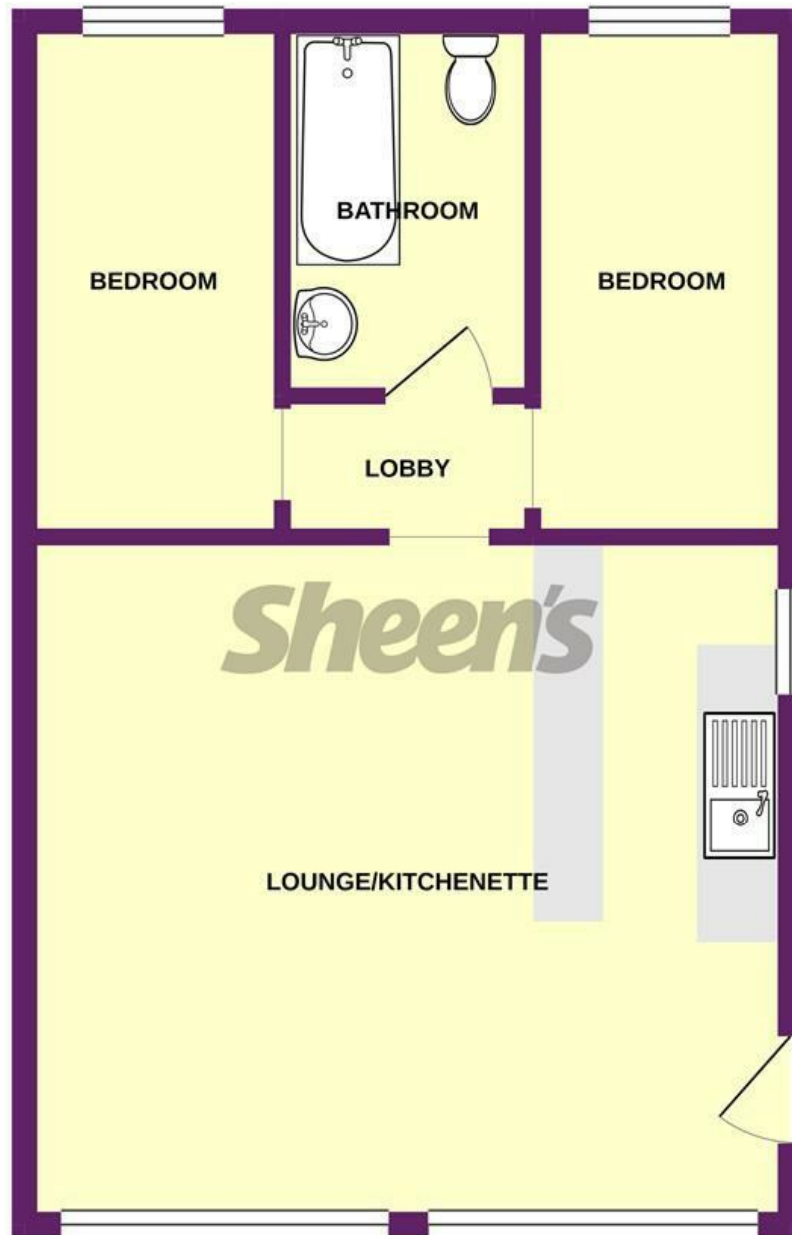
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR



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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