



**PORTSMOUTH ROAD,  
CLACTON-ON-SEA, ESSEX, CO15 1BP  
£250,000 (Asking Price)**

**DESCRIPTION:**

Blake & Thickbroom are delighted to be offering for sale this well presented three bedroom mid terraced house situated on a substantial plot located on the highly regarded Martello Bay development. The property benefits from a beautiful rear garden, allocated parking and is located within a short stroll of the seafront. Call our Offices to arrange a viewing.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade West passing the Toby Carvery on the left, leading into West Road. At the second turning, turn left into Hastings Avenue, at the roundabout, take the first exit on the left into Portsmouth Road. Proceed to the end, parking can be found on the left hand side and the entrance to the property can be found in a walkway position down to the right.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* THREE BEDROOMS \*

\* 16'9 x 16'3 LOUNGE \* 9'10 x 8' KITCHEN \*

\* CONSERVATORY \*

\* REFITTED SHOWER ROOM \* GROUND FLOOR CLOAKROOM \*

\* GAS WARM AIR HEATING \* DOUBLE GLAZING\*

\* SUBSTANTIAL SOUTH FACING REAR GARDEN \*

\* ALLOCATED PARKING \*

\* SOLE AGENTS \* VIDEO TOUR AVAILABLE \* VIEWING RECOMMENDED \*

**FIRST FLOOR: BEDROOM ONE:** 12'9 (3.89m) x 8'3 (2.51m)

Two fitted wardrobes. Replacement double glazed window to rear.

**BEDROOM TWO:** 9'7 (2.92m) x 7'10 (2.39m)

(into wardrobe recess). Fitted wardrobe. Replacement double glazed window to rear.

**BEDROOM THREE:** 9'7 (2.92m) x 6'8 (2.03m)

Fitted wardrobes. Replacement double glazed window to rear.

**SHOWER ROOM:**

Refitted shower room comprising of walk in shower with two shower attachments, vanity hand wash basin with mixer tap, cupboards below, low level WC. Part tiled walls, tiled flooring. Replacement double glazed window to front.

**FIRST FLOOR LANDING:**

Airing cupboard. Loft access. Doors to all rooms. Stairs to ground floor.

**ENTRANCE HALL:**

Doors to kitchen, lounge and ground floor cloakroom.

**LOUNGE:** 16'9 (5.11m) x 16'3 (4.95m)

Doors to hall and conservatory. Replacement double glazed door to garden.

**KITCHEN:** 9'10 (3.00m) x 8'0 (2.44m)

Modern fitted kitchen with cream coloured fronted units with laminated rolled edge work surfaces with matching upstands, inset one and a half bowl single sink drainer unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, fitted oven, gas hob with extractor hood above. Part tiled walls. Boiler. Replacement double glazed window to rear.

**GROUND FLOOR CLOAKROOM:**

Fitted with low level WC, vanity hand wash basin. Part tiled walls. Replacement double glazed window to front.

**CONSERVATORY:**

(measurements and internal photos pending). Panelled roof, double glazed aspects to sides and rear, French style doors to garden.

**OUTSIDE:**

The entrance is located in a walkway position which is mostly shingled and paved. The rear garden benefits from a Southerly facing aspect benefitting from a corner plot garden with raised decking. The rest of the garden is mostly laid to lawn and shingled with a variety of mature shrubs and trees in borders. Storage shed to remain. The rear garden is partially retained by brick wall and wooden panelled fencing. The property benefits from two allocated parking spaces.

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**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold.

Council Tax Band C.

EPC Rating D.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

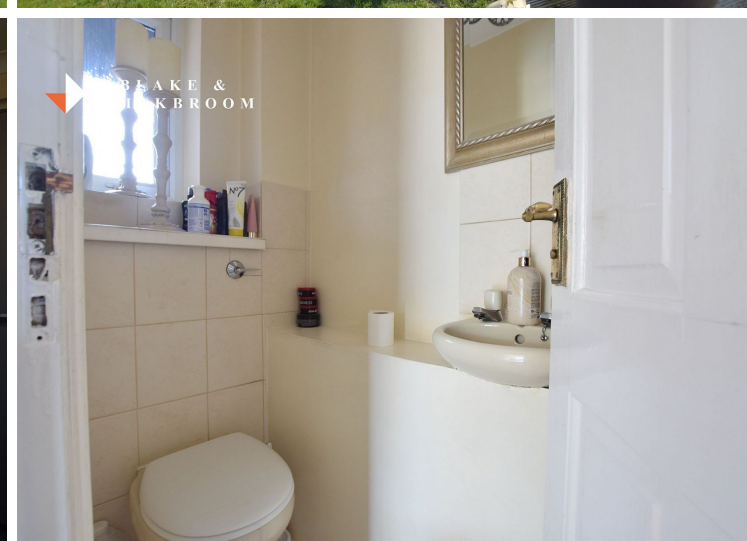
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property. Any additional property charges - No.

Non standard properties features to note - None.



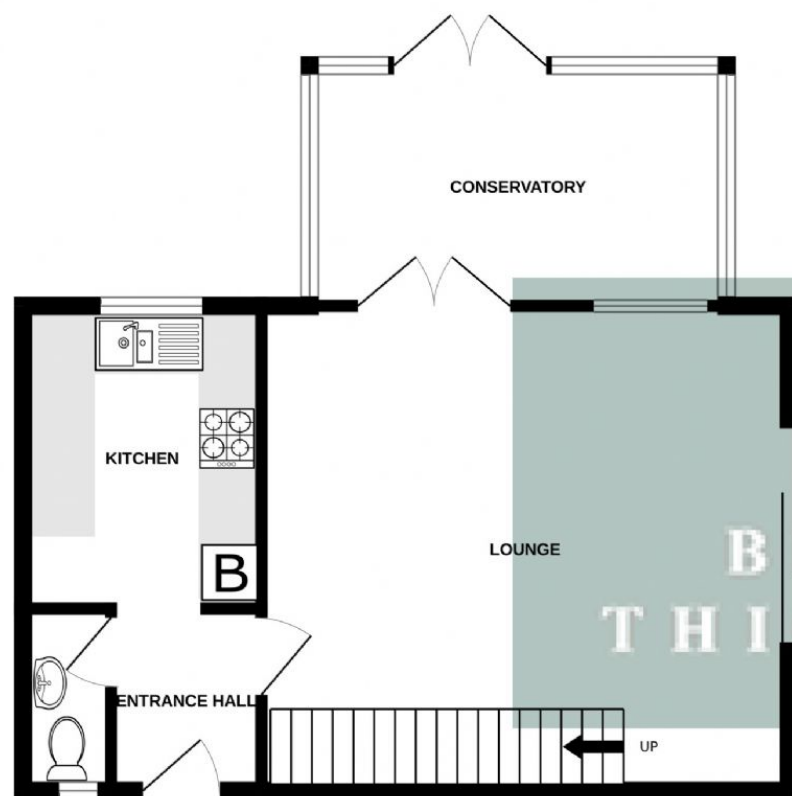




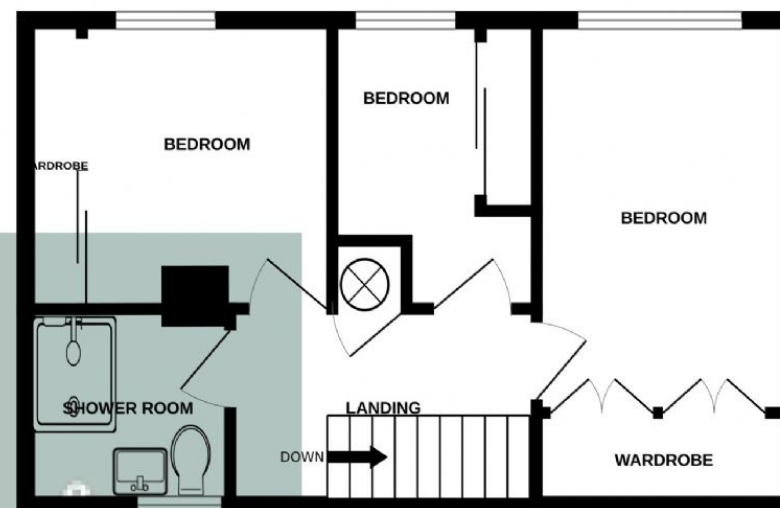




GROUND FLOOR



1ST FLOOR



PORTSMOUTH ROAD, CLACTON-ON-SEA, ESSEX, CO15 1BP

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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