



**SOUTHCLIFF PARK,
CLACTON-ON-SEA, ESSEX, CO15 6HH
£675,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering this substantial older style family home situated within the highly regarded area to the outskirts of Clacton's town centre. The property has undergone complete refurbishment and now is affording a perfect balance between period features and modern living epitomised by the extended 32' kitchen/family room and heated outdoor swimming pool. A viewing is advised to be able to fully appreciate the size and quality of accommodation on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre via Station Road turning left into Carnarvon Road. First right into Skelmersdale Road. At the junction turn left into Holland Road. Proceed for approximately half a mile before finding Southcliff Park as a turning on the left hand side. The property can be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * SIX BEDROOMS * MASTER BEDROOM WITH EN SUITE SHOWER ROOM & DRESSING AREA *
- * 27'10 x 14' SITTING ROOM WITH OPEN FIREPLACE * 32' x 21'3 max KITCHENETTE/FAMILY ROOM WITH INTEGRATED APPLIANCES *
- * FOUR PIECE FAMILY BATHROOM * GROUND FLOOR SHOWER ROOM *
- * 30' HEATED SWIMMING POOL * 34' CAR PORT & GARAGE *
- * FAVOURED RESIDENTIAL LOCATION * VIEWING RECOMMENDED * SOLE AGENTS *

STORM PORCH:

Recessed storm porch with partially glazed entrance door to entrance hall.

ENTRANCE HALL:

L Shaped with tiled flooring, radiators, turning stair flight to first floor. Stain glass windows to side, access to ground floor accommodation.

GROUND FLOOR SHOWER ROOM:

White suite comprising shower cubicle, vanity wash basin, low level WC, spilt level tiled flooring. Built in airing cupboard, further built in storage cupboard. Wall mounted gas boiler. Double glazed window and door to side.

GROUND FLOOR BEDROOM SIX / RECEPTION ROOM: 12'0 (3.66m) x 10'0 (3.05m)

Radiator, double glazed windows to front.

OFFICE/STUDY: 12'0 (3.66m) x 9'9 (2.97m)

Fitted shelving and storage cupboards.

SITTING ROOM: 27'10 (8.48m) x 14'0 (4.27m)

Radiators, open fire with stone surround and hearth. Double glazed bay window to front, additional stain glass windows to side. Further double glazed bay window to side. Access to family room.

KITCHEN/FAMILY ROOM: 32'0 (9.75m) x 21'3 (6.48m)

Kitchen area is luxuriously appointed with a range of high gloss finish laminated fronted unit comprising ceramic work surfaces and matching central island with integrated five ring induction hob with ceiling mounted extractor fan above, pan drawers and storage cupboards under. Inset one and a half bowl sink unit with mixer tap and additional filtered water tap, concealed water softener. Further integrated fridge, freezer and dish washer. Engineered timber flooring. Four box lantern windows to ceiling, two sets of Bi-folding doors affording level access to pool area and rear garden.

FIRST FLOOR LANDING:

Stain glass window to side, doors to bedrooms and bathroom.

MASTER BEDROOM: 13'4 (4.06m) x 12'0 (3.66m)

Laminated flooring, radiator, double glazed bay window to side. Further double glazed door to rear balcony overlooking the rear garden. Access to dressing area.

DRESSING AREA:

Radiator, mirror fronted wardrobes and door to en suite shower room.

EN SUITE SHOWER ROOM:

White suite comprising shower enclosure, vanity wash basin, WC, partially tiled walls, tiled flooring, radiator. Double glazed window to rear.

BEDROOM TWO: 15'6 (4.72m) x 14'0 (4.27m)

Radiator, double glazed bay window to front.

BEDROOM THREE: 11'4 (3.45m) x 11'8 (3.56m)

(plus door recess) Radiator, double glazed windows to side and rear.

BEDROOM FOUR: 12'1 (3.68m) x 10'0 (3.05m)

(narrowing to 7'4 to fitted wardrobes) Radiator, double glazed window to front.

BEDROOM FIVE: 11'0 (3.35m) x 7'0 (2.13m)

(currently used as a music room) Radiator, laminated flooring, double glazed window to front.

FAMILY BATHROOM:

Four piece suite comprising jacuzzi panelled bath, walk in glazed shower enclosure. Low level WC, pedestal mounted vanity basin with mono-block tap over, tiled flooring. Double glazed window to side.

OUTSIDE:

Lawned front garden retained by brick wall. Block paved driveway extends beyond automated double gates to car port. Pedestrian access to rear garden. The car port 35' in length enclosed to the front with automated roller shutter door, further up and over door affording access to garage utilised as a pool room with pump and filters etc. Service door to rear garden. The rear garden benefits from a 30' sunken heated swimming pool, heated by independent air source heat pump with substantial Porcelain paved surround affording ample space for lounges etc to the south facing elevation. Slightly raised decked seating area with timber pergola over adjacent to his & hers changing rooms. Step down to formal lawned area and Summer house. The garden is retained by well stock shrubbery borders and fencing.

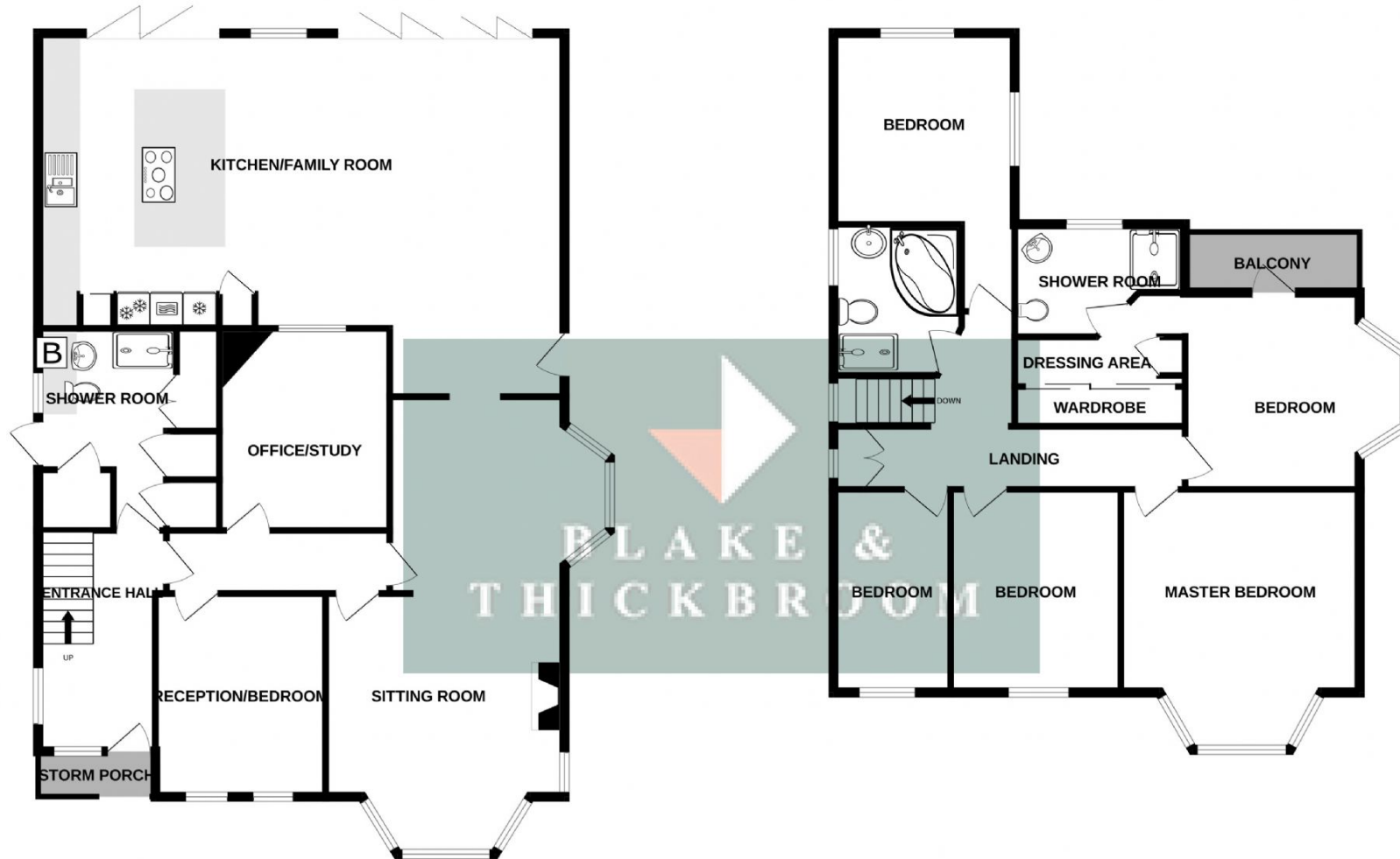






GROUND FLOOR

1ST FLOOR



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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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