



**SELSEY AVENUE,
CLACTON-ON-SEA, ESSEX, CO15 1NQ
£315,000 (Asking Price)**

DESCRIPTION:

Blake & Thickbroom are pleased to be offering and in their opinion this impeccably presented linked detached family home situated on the highly regarded Martello Bay development situated along Clacton's regenerated seafront. This former show home is hosting a larger than average plot for this development and offers scope for extension subject to necessary permissions. An internal viewing is recommended to fully appreciate the size and quality on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town center along Marine Parade West. Follow the seafront road passing the Toby carvery on the left and follow the road around to the right into West Road. Follow this road for a short distance before turning left into Hastings Avenue. At the mini roundabout take the last exit into Selsey Avenue. The property can be found immediately on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * 16' x 15'3 max LOUNGE *
- * 8'6 x 8'5 DINING AREA * 15'8 x 8'5 CONSERVATORY *
- * 12'7 REFITTED KITCHEN * GROUND FLOOR WC *
- * FIRST FLOOR FAMILY BATHROOM * GAS HEATING * UPVC DOUBLE GLAZING *
- * ATTACHED GARAGE & OFF ROAD PARKING FOR SEVERAL VEHICLES *
- * IMPECCABLE PRESENTATION THROUGHOUT * 2 MINUTE STROLL TO SEAFRONT *
- * VIEWING RECOMMENDED * SOLE AGENTS *

ENTRANCE HALL:

Part glazed entrance door to entrance hall. Multi paned glazed door to lounge. further door to ground floor cloakroom.

GROUND FLOOR CLOAKROOM:

Refitted with a white coloured suite comprising low level WC, vanity wash basin with cupboards under. Radiator, double glazed window to front.

LOUNGE: 16'0 (4.88m) x 15'3 (4.65m)

(max) Radiator, stair flight to first floor, double glazed window to front. Further door to dining area.

DINING AREA: 8'6 (2.59m) x 8'5 (2.57m)

Open plan design with under stairs storage cupboard, radiator, open access to conservatory. Arch through to kitchen.

KITCHEN: 12'7 (3.84m) x 6'4 (1.93m)

Refitted with a range of white coloured laminated fronted units comprising laminated work surfaces with inset single drainer sink unit with mixer tap over. Cupboards and drawers under, range of matching eye level cupboards. Further matching larder cupboards with wall mounted gas boiler and storage space for washing machine and tumble dryer. Integrated four ring gas hob with double oven under and extractor fan above. Further integrated dish washer. Radiator, double glazed window to rear overlooking rear garden. Service door to outside.

CONSERVATORY: 15'8 (4.78m) x 8'5 (2.57m)

Radiator, UPVC double picture windows to sides and rear overlooking rear garden. Double doors to rear.

FIRST FLOOR GALLERIED LANDING:

Access to loft, built in airing cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE: 11'0 (3.35m) x 8'5 (2.57m)

Radiator, built in wardrobes. Double glazed box bay window to front.

BEDROOM TWO: 11'0 (3.35m) x 8'5 (2.57m)

(plus recess) Built in wardrobes, radiator. Double glazed window to rear.

BEDROOM THREE: 7'5 (2.26m) x 6'5 (1.96m)

Radiator, double glazed window to front.

BATHROOM:

White coloured suite comprising panelled bath independant wall mounted shower unit over and shower screen. Vanity wash basin, low level WC. Chrome effect radiator, fully tiled walls. Double glazed window to rear.

OUTSIDE:

This former show home is situated on a much larger plot than you would normally find on this development with partially walled frontage affording off road parking with potential for additional parking on lawned area and access to garage. The valuer is of the opinion that with further modification vehicular access could be created to right hand side of the property for additional secured parking if required. The garage has up and over door, power and light connected, boarded truss affording additional storage space. Service door to rear garden. The sizeable rear garden has a large area extending to the side of the property which in our opinion affords potential for an extension subject to planning permission and building regulations approval. The rear garden is screened from neighbours with mature hedging and trees and hosts a part enclosed patio area. The garden is retained by timber panel fencing.

AGENTS NOTES:

Material information for this property
Tenure is Freehold. Council Tax Band: C. EPC: D
Services connected
Electricity: Yes
Gas: Yes
Water: Yes
Sewerage type: Mains
Telephone and broadband coverage: Yes
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges: None
Non standard property features to note: None







