



**SHOREHAM ROAD,
CLACTON-ON-SEA, ESSEX, CO15 1XL
£270,000 (Guide Price)**

DESCRIPTION:

GUIDE PRICE £270,000 TO £280,000. Blake & Thickbroom are pleased to be offering for sale this three bedroom detached family home situated on the much sought after Martello Bay development. The property benefits from a Southerly facing rear garden, generous accommodation throughout and garage. Call our offices to book a viewing now.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along Carnarvon Road turning right into Marine Parade West. Follow the seafront road for approx one mile passing the Toby Carvery on the left hand side. Follow the road round into West Road. Take the second turning on the left into Hastings Avenue. At the roundabout take the third exit into Selsey Avenue, second turning into Shoreham Road and the property can be found on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * 15'10 x 10'6 LOUNGE *

* 10'5 x 10'2 DINING ROOM * 11'2 KITCHEN *

* 14'5 x 14'2 CONSERVATORY * 7'3 UTILITY ROOM *

* FAMILY BATHROOM, EN-SUITE & GROUND FLOOR W/C *

* DOUBLE GLAZING * GAS HEATING *

* SOUTH FACING REAR GARDEN *

* OFF ROAD PARKING AND GARAGE *

* SOLE AGENTS * NO ONWARD CHAIN * VIDEO TOUR AVAILABLE *

FIRST FLOOR: BEDROOM ONE: 11'2 (3.40m) x 10'7 (3.23m)

Radiator. Fitted wardrobe. Double glazed window to front. Door to:

EN SUITE SHOWER ROOM:

Fitted with shower tray with sliding door and shower attachment, vanity hand wash basin with cupboards below, low level WC. Part tiled walls. Radiator. Shaver point. Extractor fan. Double glazed window to side.

BEDROOM TWO: 12'6 (3.81m) x 11'1 (3.38m)

Radiator. Fitted wardrobe. Replacement double glazed window to rear.

BEDROOM THREE: 7'0 (2.13m) x 6'9 (2.06m)

Radiator. Double glazed window to front.

BATHROOM:

Fitted with panelled bath with shower attachment and shower screen, hand wash basin, low level WC. Radiator. Replacement double glazed window to rear.

FIRST FLOOR LANDING:

Airing cupboard housing wall mounted boiler. Loft access. Doors to all rooms. Double glazed window to side. Stairs to ground floor.

ENTRANCE HALL:

Entrance door to entrance hall. Radiator. Stairflight to first floor with understairs storage. Doors to all rooms. Double glazed window to side.

GROUND FLOOR CLOAKROOM:

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

LOUNGE: 15'10 (4.83m) x 10'6 (3.20m)

(into bay recess). Radiator. Double glazed bay window to front.

DINING ROOM: 10'5 (3.18m) x 10'2 (3.10m)

Radiator. Access to kitchen, double doors to conservatory.

KITCHEN: 11'2 (3.40m) x 7'3 (2.21m)

Comprising of laminated rolled edge work surfaces with one and a half bowl sink drainer unit with mixer taps, cupboards, drawers and storage below, range of eye level cupboards. Fitted oven, four ring gas hob with extractor hood above. Part tiled walls. Replacement double glazed window to rear, double glazed window to side. Access to:

UTILITY ROOM: 7'3 (2.21m) x 5'5 (1.65m)

Comprising of laminated rolled edge work surfaces with inset single drainer sink unit with cupboards below, range of eye level cupboards. Door to side.

CONSERVATORY: 14'5 (4.39m) x 14'2 (4.32m)

Panelled roof. Replacement double glazed windows to sides and rear, two French style doors to garden. Service door to garage (17'5 x 8'3) with power and light connected, manual up and over door.

OUTSIDE:

Concrete driveway to the front of the property affording access for off road parking whilst the rest of the garden is paved and shingled with a variety of shrubs and trees. Further access to garage and side access to rear garden. The rear garden benefits from a Southerly facing aspect whilst being mostly paved with a variety of mature trees, shrubs and flowers. Wooden storage shed to remain. The rear garden is partially retained by wooden panelled fencing.

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AGENTS NOTES:

Material information for this property.

Tenure: Freehold.

Council Tax Band: D.

EPC Rating: C.

Services connected.

Electricity - Yes.

Water - Yes.

Gas- 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.

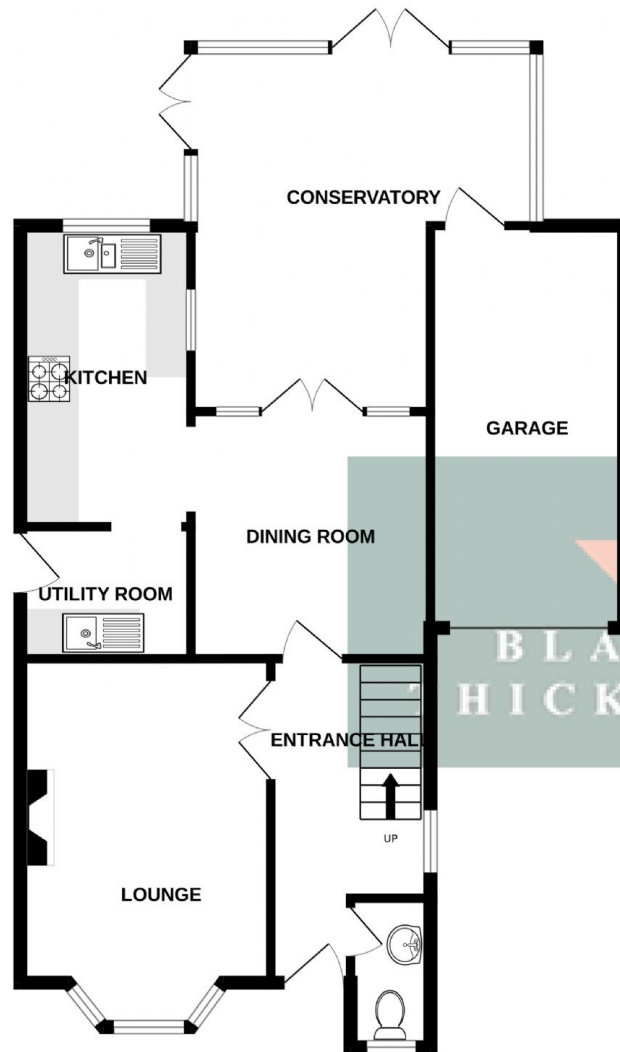
Any additional property charges - No.

Non standard property features to note - None.

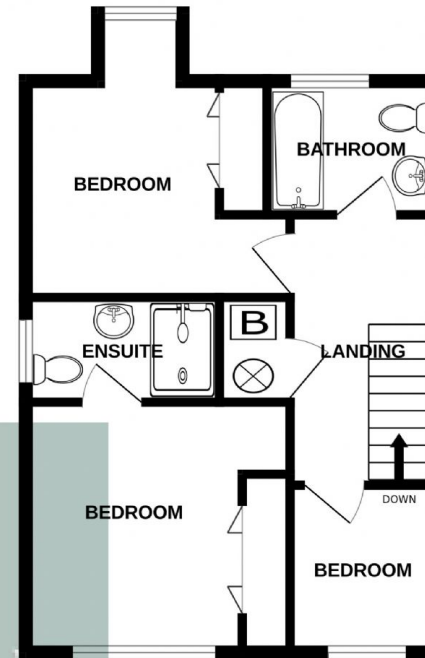




GROUND FLOOR



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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