



# BLAKE & THICKBROOM



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**CLACTON ROAD,  
ST OSYTH, ESSEX, CO16 8PA  
£180,000 (Asking Price)**

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**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this 1830's built terraced cottage situated within the heart of this historic village of St Osyth. The cottage has undergone sympathetic restoration and improvements at the hands of the current owners and an internal viewing is recommended to fully appreciate the charm and character of this property.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road for some distance passing the Toby carvery on the left and continue past the golf course also on your left. Upon reaching the roundabout (Three Jays public house ahead of you) Turn right into Jaywick Lane. Proceed to the end of Jaywick Lane turn left into St Johns Road following signs towards St Osyth and Colchester. Proceed past the petrol station on the right hand side before turning left into Clacton Road St Osyth. Proceed for approximately three quarters of a mile into the center of the village and the property can be found on the left hand side.

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

- \* 14'4 max x 10' BEDROOM \* 14'3 x 12'3 LOFT ROOM \*
- \* 14'5 x 10'8 SITTING ROOM \* 10'2 KITCHEN/DINER WITH AUTHENTIC SOLID FUEL STOVE \*
- \* ELECTRIC HEATING \* DOUBLE GLAZING \*
- \* FIRST FLOOR BATHROOM \* COURTYARD STYLE SOUTHERLY FACING REAR GARDEN \*
- \* SITUATED IN THE CENTRE OF THE VILLAGE \*
- \* VIEWING RECOMMENDED \*

**SITTING ROOM:** 14'5 (4.39m) x 10'8 (3.25m)

UPVC double glazed entrance door to sitting room. Red brick fireplace and chimney breast with inset solid fuel burner. Painted original floorboards. Timber panelling to walls. Storage heater, further built in storage cupboard. Double glazed window to front. Access to kitchen/diner.

**KITCHEN DINER:** 10'2 (3.10m) x 7'9 (2.36m)

Fitted timber base units with work surfacing and shelving above. Red brick chimney breast with inset restored solid fuel stove and paved hearth. Painted original floorboards. Double glazed window to rear, door to rear. Stair flight to first floor.

**FIRST FLOOR LANDING:**

Paddle staircase to loft room. Doors to bathroom and bedroom.

**BEDROOM:** 14'4 (4.37m) x 10'0 (3.05m)

(max) Storage heater, built in storage cupboards. Double glazed window to front.

**BATHROOM:**

White suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash basin, low level WC, built in airing cupboard. Timber flooring. Double glazed window to rear.

**LOFT ROOM:** 14'3 (4.34m) x 12'3 (3.73m)

Red brick central chimney breast, partially exposed timber truss to vaulted ceiling. Sky light windows to rear.

**OUTSIDE:**

The rear courtyard is accessed via the kitchen/diner leading into partly covered seating area affording access to shingled entertainment area with fitted seating area. Concealed well. The courtyard the retained by brickwork and timber fencing.

**AGENTS NOTES:**

Material information for this property  
Tenure is Freehold. Council Tax Band: A. EPC: E  
Services connected  
Electricity: Yes  
Gas: No  
Water: Yes  
Sewerage type: Mains  
Telephone and broadband coverage: Unknown  
Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://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: The loft conversion has been carried out by the current owners and is accessed via a paddle staircase.















