



**PARK SQUARE EAST,  
CLACTON-ON-SEA, ESSEX, CO15 2NN  
£260,000 (Asking Price)**

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this deceptively spacious detached family home situated on the highly regarded Tudor development which can be found on the Western outskirts of Clacton on Sea. The property is conveniently located within walking distance of local shopping facilities, bus stops, dental surgery and doctor's surgery. The property is within a five minute drive of major supermarket outlets. In the valuer's opinion, this property is affording adaptable family accommodation and is being offered for sale with no onward chain.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along Marine Parade West. Follow the seafront road passing the Toby carvery on the left and continue along this road leading to West Road. Proceed along West Road passing the golf course on the left hand side and at the roundabout (Three Jays Public House ahead of you) turn left into Jaywick Lane and first right into Crossways. Take the second right into The Approach, continue straight ahead into Park Square East. The property can be found on the right hand side.

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

- \* 18'9 MASTER BEDROOM WITH WALK IN WARDROBE \*
- \* TWO FURTHER DOUBLE BEDROOMS \*
- \* FIRST FLOOR SHOWER ROOM \*
- \* GROUND FLOOR SHOWER ROOM \*
- \* 15'10 x 13'8 LOUNGE \*
- \* 11'8 x 10' SEPARATE DINING ROOM \*
- \* 13' x 10' KITCHEN BREAKFAST ROOM \*
- \* 16'2 x 8'1 INTEGRAL GARAGE \* AMPLE OFF ROAD PARKING \*
- \* APPROX 60' REAR GARDEN \*
- \* ASSISTED HOT WATER GENERATION BY SOLAR PANEL \*
- \* NO ONWARD CHAIN \* SOLE AGENTS \*

**ENTRANCE HALL:**

Covered side entrance door to entrance hall. L shaped entrance hall with stairflight to first floor, storage cupboard under. Further built in airing cupboard. Service door to garage, doors to all other rooms.

**LOUNGE:** 15'10 (4.83m) x 13'8 (4.17m)

Radiator. Tiled fire surround and hearth. Double glazed window to front, multi pane sliding double doors leading to:

**DINING ROOM:** 11'8 (3.56m) x 10'0 (3.05m)

Radiator. Double glazed window to side, serving hatch to kitchen breakfast room, further door to entrance hall.

**KITCHEN BREAKFAST ROOM:** 13'0 (3.96m) x 10'0 (3.05m)

Fitted with a range of laminated fronted base units comprising of laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap over, cupboards and drawers under, range of matching eye level cupboards, floor standing gas boiler. Double glazed windows to rear and side aspects, further door to side leading to rear garden.

**BEDROOM THREE / RECEPTION ROOM:** 12'0 (3.66m) x 10'0 (3.05m)

Currently fitted out as an office / study. Double glazed window and door giving access to rear garden.

**GROUND FLOOR SHOWER ROOM:**

Fitted with double width shower cubicle, pedestal wash basin, low level WC. Radiator. Partially tiled walls. Double glazed windows to side.

**FIRST FLOOR LANDING:**

Spacious area with built in storage cupboards affording additional access to eaves. Access to loft. Doors to bedrooms and first floor shower room.

**BEDROOM ONE:** 18'9 (5.72m) x 12'1 (3.68m)

(narrowing to 12'3) Fitted wardrobe, double bed recess, further matching chest of drawers and dresser unit, sliding door to walk in wardrobe. Radiator. Double glazed window to rear.

**BEDROOM TWO:** 14'0 (4.27m) x 10'0 (3.05m)

(to fitted wardrobes) sliding fronted wardrobes with recessed dresser unit. Radiator. Double glazed window to front.

**FIRST FLOOR SHOWER ROOM:**

White suite comprising of shower cubicle, pedestal wash basin, low level WC. Partially tiled walls. Radiator. Double glazed window to side.

**OUTSIDE:**

An attractive frontage comprising of block paviour driveway edged with flower and shrub borders and partially retained by brick wall. Pedestrian access down the side of the property to the rear garden and access to:

**INTEGRAL GARAGE:** 16'2 (4.93m) x 8'1 (2.46m)

With electric roller shutter door, power and light connected. Service door to entrance hall. In the valuer's opinion, this is affording potential to create additional ground floor accommodation for the property, subject to relevant permissions and regulations approval being obtained.

**REAR GARDEN:**

Maximum 60' in length, predominately lawned with large paved patio area adjacent to the rear of the property. Timber workshop and tool shed. Mature flower and shrub borders, retained by timber panelled fencing.







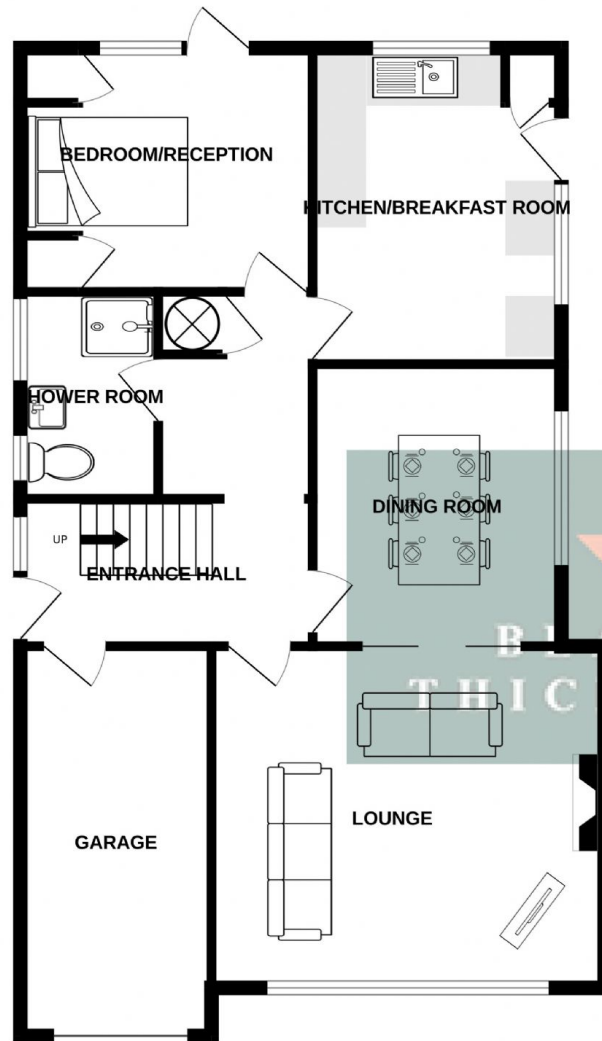




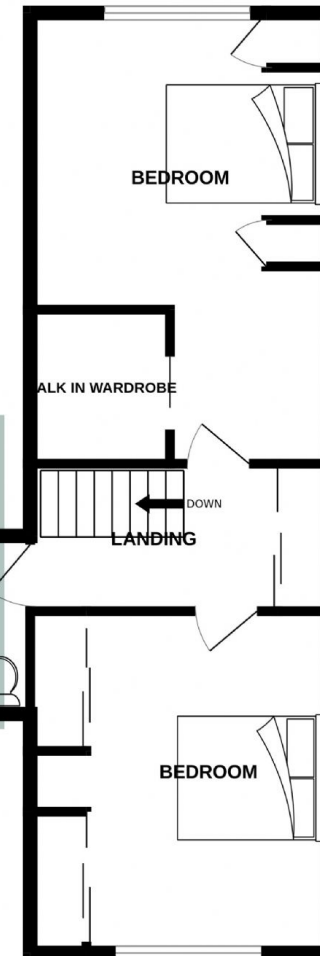




GROUND FLOOR



1ST FLOOR



PARK SQUARE EAST, CLACTON-ON-SEA, CO15 2NN

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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