

FOR SALE

£380,000 Freehold



## 5 Church Road, Clacton-on-Sea, Essex. CO15 6AG

- Edwardian Semi-Detached House
- Four Bedrooms
- No Onward Chain
- Two Bathrooms
- Original Features
- Utility Room



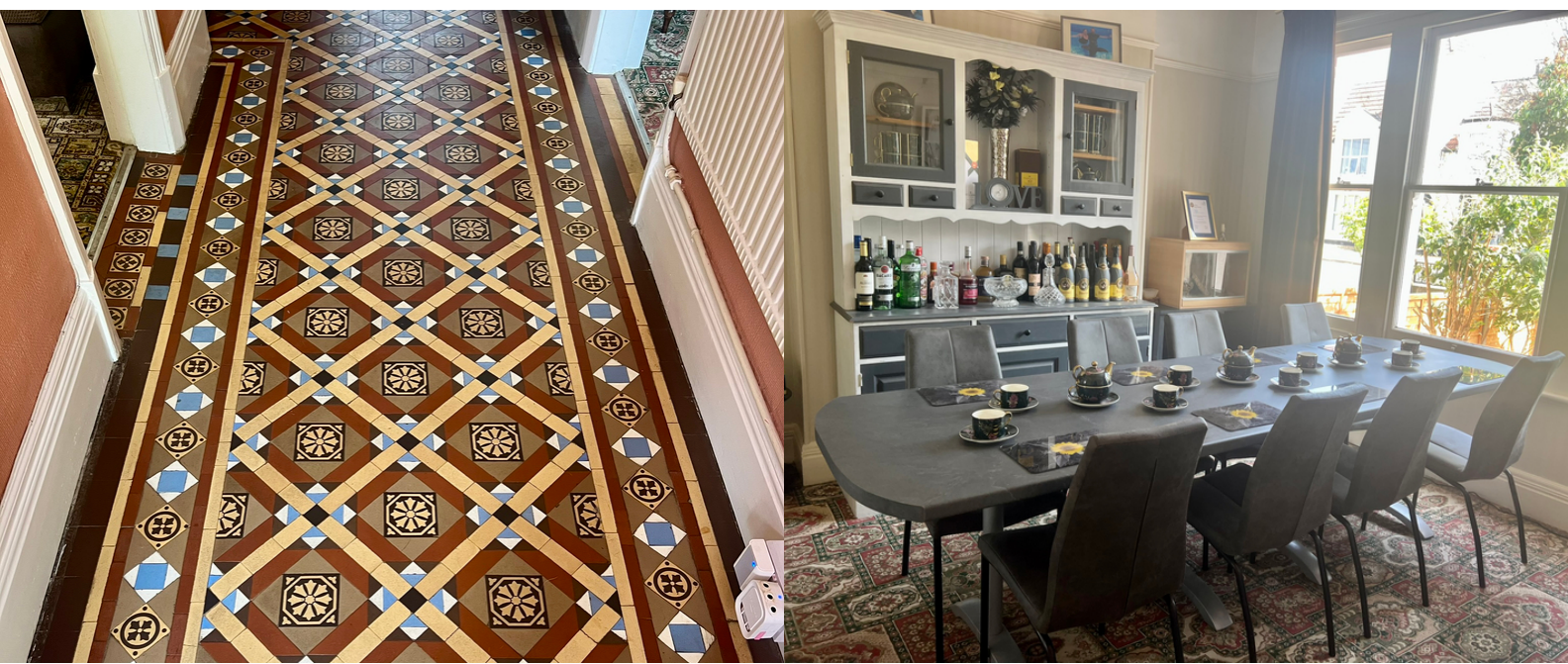
## PROPERTY DESCRIPTION

Beautifully preserved late VICTORIAN/early EDWARDIAN RESIDENCE, enviably positioned along the sought after Church Road in CLACTON ON SEA. This charming and characterful property is a superb example of 20th century architecture, offering elegant kerb appeal, generously proportioned interiors, and a blend of historic features rarely found in today's market.

From the moment you arrive, the property makes a striking impression with its red brick façade, bay windows, and wrought iron style front boundary, all setting the tone for the period elegance found within. Inside you will find a wealth of retained features including high ceilings, decorative cornices, picture rail, feature fireplace and original Edwardian tiled floor in the hall way and front veranda.

The home offers spacious, light-filled living accommodation across two floors, with traditional layout that allows for both formal and informal living spaces. The rooms flow naturally and benefit from tall sash windows and original woodwork, which add to the property's rich character. French doors open out to a mature rear garden, an overlooked aspect - ideal for summer entertaining or quiet enjoyment.

This stunning home is positioned just a short stroll from Clacton's vibrant town centre, where you will find an array of independent shops, cafes and amenities, along with excellent transport links including the mainline railway station offering direct services to London Liverpool Street. The beachfront, pier and greensward are all within easy reach, making this an ideal setting for coastal living.



# ROOM DESCRIPTIONS

## Interior

### GROUND FLOOR

#### Entrance Hall

Edwardian double entrance doors open into a welcoming hallway featuring original tiled flooring, staircase to the first floor, door to rear, textured ceiling, and radiator.

#### Lounge

12' 0" x 12' 0" (3.66m x 3.66m) Original sash bay window to front aspect allowing plenty of natural light. Feature fireplace with decorative surround. Textured wallpaper with picture rail detailing. Patterned fitted carpet. Two radiators.

#### Former Kitchen/Utility

12' 0" x 13' 3" (3.66m x 4.04m) Fitted with a range of traditional wood-effect base and wall-mounted units with matching work surfaces. Stainless steel one and a half bowl sink unit with drainer beneath window to rear aspect. Tiled splashbacks with country-style motif. Integrated electric hob with extractor hood over and built-in double oven. Space and plumbing for appliances. Wall-mounted boiler. Vinyl flooring. Window and door to rear garden. Still a fully usable kitchen, ideal for family occasions and offering excellent storage throughout, with plenty of potential to update or personalise.

#### Boot Lobby

A practical and functional boot lobby offering the ideal space for storing coats, shoes, and everyday outdoor essentials. With hardwearing flooring for easy maintenance, this useful area serves as a convenient transition point between the garden and the main living space—perfect for busy households and pets. A shelved under-stairs cupboard provides excellent additional storage, ideal for keeping household items neatly tucked away and organised.

#### Kitchen

12' 0" x 13' 3" (3.66m x 4.04m) Beautifully presented kitchen blending modern and traditional style, featuring a central mint green island with solid wood worktop, inset ceramic hob, and integrated power points—perfect for prep and entertaining. A deep butler sink sits beneath a sash window overlooking the garden, filling the space with natural light. Warm wood wall and base units offer ample storage, including glazed display cabinets. Twin stainless steel built-in ovens add practicality, while the stylish flooring completes this bright, functional space with direct access to the dining area.

#### Dining Room

Spacious and light-filled dining room with large sash windows overlooking the front aspect, creating a bright and inviting setting for entertaining. Traditional high skirting boards, dado rails, high ceiling and fitted carpet. Open access to the kitchen creates a sociable flow, ideal for family meals and dinner parties.

## first floor

### Bedroom One

11' 0" x 11' 0" (3.35m x 3.35m) Sash windows, dado rail, fitted carpet and radiator. Door leading into dressing room (former bedroom 5).

### Family Bathroom

6' 8" x 5' 7" (2.03m x 1.70m) Part tiled bathroom fitted with a panelled bath and mixer tap with shower attachment, pedestal wash basin, and obscure glazed sash window to side aspect. Practical layout with built-in shelving for storage.

### Temporary Bathroom

10' 0" x 7' 6" (3.05m x 2.29m) Currently used as a temporary bathroom, this versatile room features a walk-in shower with tiled surround and glass screen, WC, and ample space for freestanding storage. A large window provides natural light, and the room is carpeted throughout. Easily reconfigured back into a bedroom if required, offering flexible use of space.

### Cloakroom

6' 5" x 3' 4" (1.96m x 1.02m)

### Bedroom Three

11' 0" x 12' 0" (3.35m x 3.66m) Spacious double bedroom with large sash window to rear aspect, allowing plenty of natural light. Retains original high ceilings with decorative coving and textured ceiling detail. Fitted wardrobes provide excellent storage, with ample space remaining for additional freestanding furniture. Fitted carpet.

### Bedroom Four

11' 0" x 13' 0" (3.35m x 3.96m) Double bedroom with sash window to front aspect, allowing in plenty of natural light. Features include high ceilings, fitted wardrobes with decorative glazed panels, and built-in storage. Fitted carpet and radiator.

## Exterior

### Garden

Rear Garden:- Low-maintenance rear garden mainly laid to patio, offering a private and practical outdoor space ideal for seating or entertaining. Mature shrubs provide natural screening, with a timber storage shed and fenced area to the rear offering useful storage and versatility.

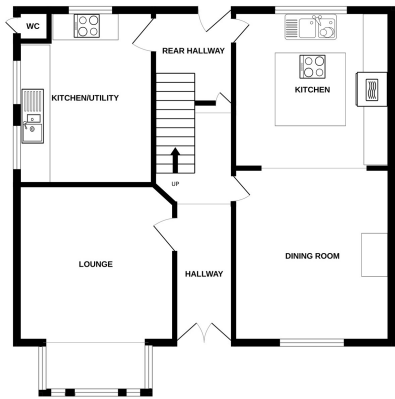
Front Garden:- The front garden is mainly laid to hardstanding, providing off-road parking for vehicles, with established hedging offering privacy from the road. Gated pedestrian access leads to a covered storm porch and the main entrance. An electric vehicle charging point is also installed, adding modern convenience to this traditional Edwardian façade.



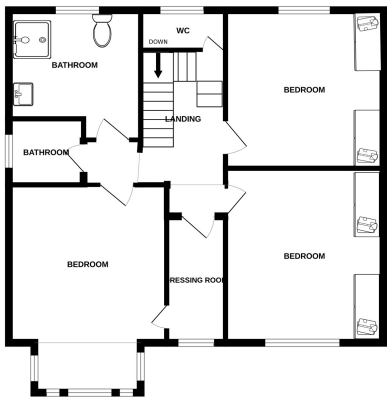
FLOORPLAN & EPC



GROUND FLOOR

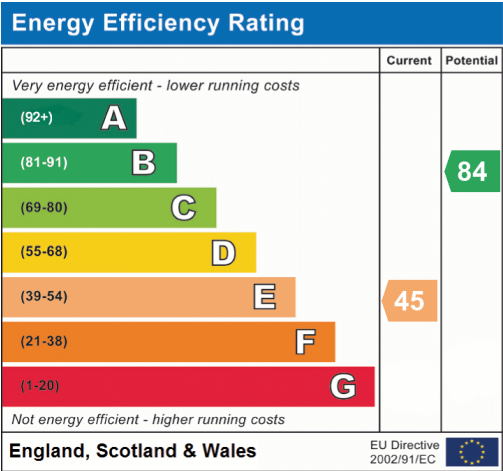


1ST FLOOR



CHURCH ROAD

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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