



- Spectacular Sea Views
- Beach Front Position
- Double Garage & Driveway
- Five Bedroom Home
- Well Presented Throughout
- Utility Room & Cloak Room
- Balcony With Superb Views
- Solar Panels

52 Western Promenade, Point Clear Bay, Clacton-on-Sea, Essex. CO16 8NA.

GUIDE PRICE £425,000 - £450,000 A unique and rare opportunity to purchase this incredible detached home on the Western Promenade in Point Clear Bay, St Osyth with astonishing sea views and access to the beach. St Osyth as a village offers excellent access to schools, local amenities and more. Internally this property has been very well updated and maintained by its current owners. Its main highlights include four double bedrooms, two bathrooms, open plan kitchen/dining room, spacious living room, double garage with off road parking and a private garden. To fully appreciate everything this wonderful property has to offer, please contact our team now.



Property Details.

Ground Floor

Entrance Hall

22' 10" x 6' 2" (6.96m x 1.88m) Wood flooring, radiator, access to large storage/airing cupboard, housing Calor Gas Boiler; doors to;

Bedroom Three



11' 1" x 14' 11" (3.38m x 4.55m) Window to rear, radiator, space for free standing wardrobe.

Bedroom Four

12' 10" x 9' 10" (3.91m x 3.00m) Window to front, radiator.

Bedroom Five

7' 10" x 14' 11" (2.39m x 4.55m) Window to rear and radiator.

Bathroom



6' 2" x 9' 10" (1.88m x 3.00m) Window to front, heated towel rail, corner bath with over head shower, W/C.

First Floor

Landing

Window to side, and doors to;

Kitchen/Dining room



19' 0" x 9' 10" (5.79m x 3.00m) Windows to front, tiled flooring, inset spot lighting, range of eye and low level fitted units with work surface over, inset sink, built in dishwasher, fridge/freezer, free standing Rangemaster with gas hob and electric oven, with extractor over and radiator.

Living Room



19' 0" x 14' 11" (5.79m x 4.55m) Sliding doors out to veranda, Jotul log burning stove.

Utility Room

7' 8" x 6' 2" (2.34m x 1.88m) Window to side, eye and low level fitted storage units with work surface over, inset sink, space for washing machine and tumble dryer.

Second Floor

Landing

Window to side, and doors to;

Property Details.

Bedroom One



15' 7" x 11' 2" (4.75m x 3.40m) Radiator, two TV aerial sockets, sliding doors out to balcony with two external storage cupboards.

Bedroom Two



12' 10" x 9' 10" (3.91 m x 3.00m) Window to front, radiator, built in wardrobes, and storage cupboards.

Bathroom



8' 10" x 6' 2" (2.69m x 1.88m) Window to side, fully tiled, free standing roll top bath, W/C, wash hand basin and heated towel rail.

Outside

Garden/Decking



Raised decking with stunning sea views, steps down leading to a lawned garden, which is maintained by the current owners.

Double Garage and Private garden space.

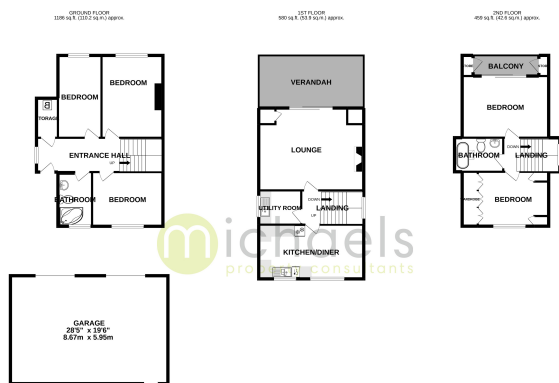
28' 6" x 19' 6" (8.69m x 5.94m) The property comes with its own private drive which allows for off road parking for approximately three vehicles, as well as a large double garage with full power and lighting. There's a single door at the back of the garage which opens out to another garden area. This area is enclosed by fencing and mostly laid to lawn.

Agents Note

The property comes with 4kW 16 panel Solar PV.

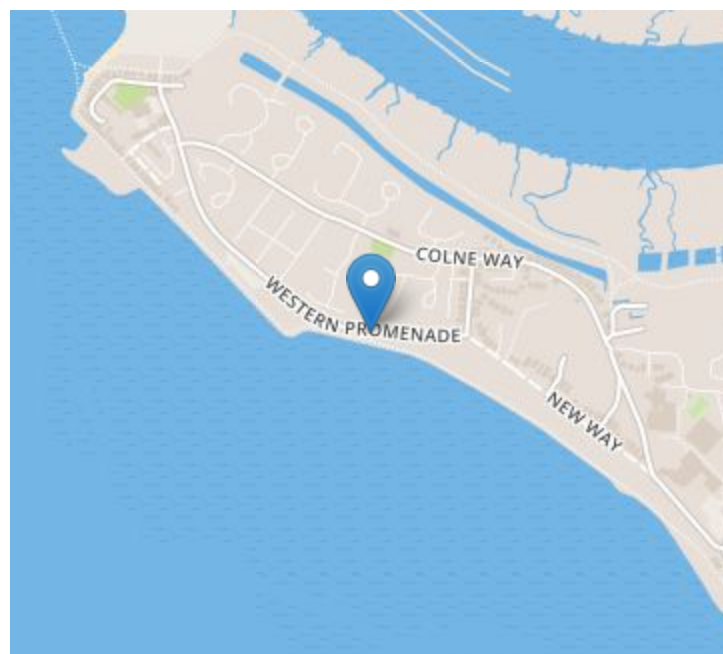
Property Details.

Floorplans

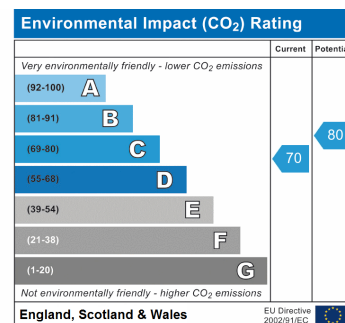
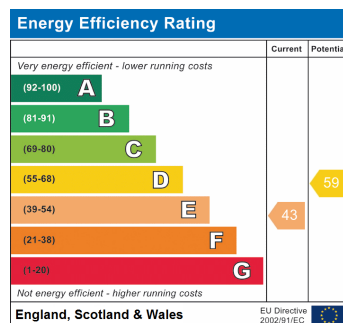


TOTAL FLOOR AREA: 2225 sq ft (206.7 sq m) approx.
Notes: All areas are approximate and based on the information provided by the seller. The seller is not responsible for any errors or omissions. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.