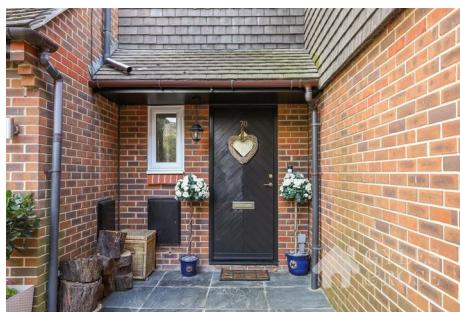


 GYLES & ROSE

Martello Bay, Clacton-On-Sea

A well-presented three-bedroom home in the sought-after coastal town of Clacton-on-Sea. Just a short stroll away from the seafront, this property offers spacious living accommodation, a modern finish throughout, and a generous landscaped garden designed for both relaxation and entertaining.

Guide price £250,000

Portsmouth Road

Clacton-On-Sea, CO15



- 3 Bedrooms
- Conservatory
- Close to golf club
- Modern kitchen
- Landscaped garden
- Spacious living room
- Coastal location

The Property

The ground floor features a welcoming entrance hall with cloakroom/WC, a contemporary fitted kitchen with gloss cabinetry and wood-effect worktops, and a spacious sitting room with dual-aspect light, chandeliers, and sliding doors opening directly to the garden. A large conservatory provides additional versatile living space, ideal as a dining room, office, or playroom.

Upstairs, the home offers three bedrooms, two well-proportioned doubles and a further single, perfect as a nursery or study. The family bathroom has been modernised with a walk-in shower, sleek tiling, and a vanity unit. The home is well-maintained, neutrally decorated, and ready to move into.

The Outside

The rear garden is a real highlight, landscaped to provide a mix of lawn, decked seating areas, and tropical planting, including mature palm trees. A pergola with bar area, hot tub space, and outbuildings create an ideal setting for outdoor living and entertaining. To the front, the property is approached via a neat pathway with a covered porch and decorative planting, giving a welcoming first impression.

The Area

Located on Portsmouth Road, this property is perfectly positioned for coastal living. The sandy beach, Martello Tower, and promenade are within easy walking distance, while Clacton town centre offers a range of shops, schools, restaurants, and leisure facilities. Excellent transport links are nearby, including Clacton-on-Sea train station, with direct routes into London Liverpool Street, making the home suitable for both local buyers and commuters seeking a seaside escape.

Further Information

Tenure - Freehold

Council Tax - Tendring Band C

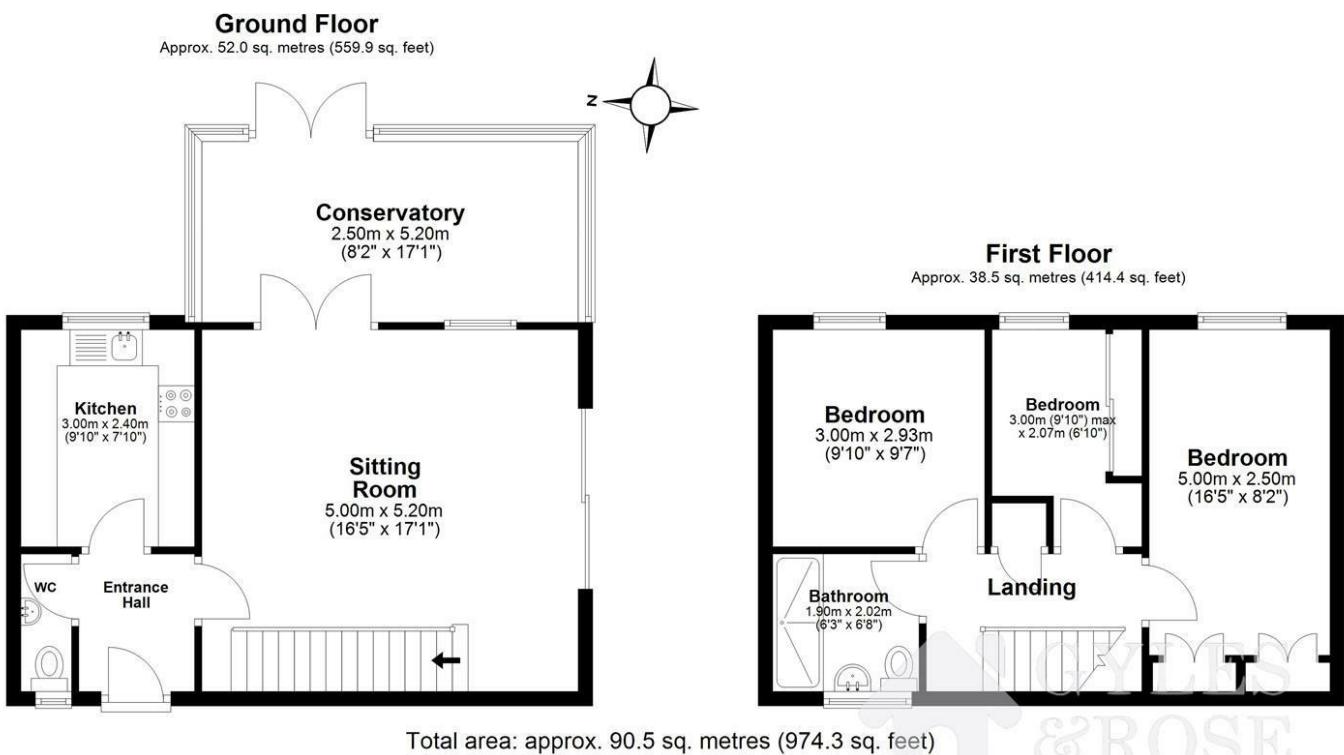
Construction: Brick

Mains: Water, gas, sewerage, electricity

Seller Position: Seller needs to secure an onwards purchase



Floor Plan



Portsmouth Road, Clayton-on-sea

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		61
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

England & Wales