



Palmer & Partners



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23 Selsey Avenue, Clacton-on-Sea, CO15 1NQ

Asking Price: £350,000

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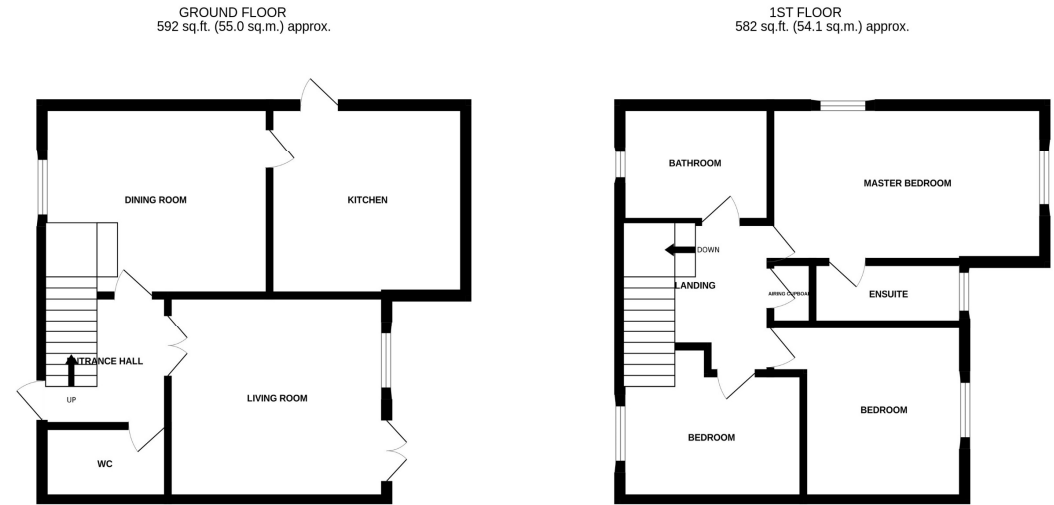
A beautifully presented three bedroom DETACHED home located on the ever popular MARTELLO BAY development. This property sits on a lovely plot, only an extremely short walk to the gorgeous sandy beaches of Clacton On Sea, arguably the best part of the shoreline among locals here in Clacton.

The property offers a fantastic opportunity for a small growing family or couple looking to take the next step up on the ladder. With two good sized double bedrooms, en-suite to master, good sized third bedroom (nursery / study) and large family bathroom upstairs. Downstairs, the home offers separate living space with a cozy lounge, separate dining room and kitchen.

Externally, the garden is a brilliant size with a mix of some lawn and paved patio allowing it's owner easy maintenance. The property also offers a garage and some off-road parking.

Accommodation & Amenities

- THREE BEDROOM DETACHED
- EN-SUITE TO MASTER
- GARAGE
- MARTELLO BAY DEVELOPMENT
- SEPARATE DINING ROOM
- CLOSE TO BEACH



TOTAL FLOOR AREA: 1174 sq.ft. (109.1 sq.m.) approx.

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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- Entrance Hall 7' x 10'
- Lounge 11' x 14'
- Dining Room 9'1 x 11'
- Kitchen 9'1 x 9'1'
- W/C
- Landing
- Bedroom 1 14' x 9'1
- En-Suite
- Bedroom 2 8' x 9'
- Bedroom 3 7'1 x 6'
- Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



