



361 Point Clear Road, St Osyth, Colchester, Essex, CO16 8NT

Guide Price £650,000 - £700,000

This fantastic beachfront property has recently been converted into a contemporary two-storey, four-bedroom home with uninterrupted views across the Colne Estuary to the island of Mersea. Situated in Point Clear Bay, and sheltered by a spit of land known as Sandy Island, the property is set back from the coastline, with grounds running directly to its own private stretch of beach.



THE PROPERTY

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Presented in immaculate condition, this property has been designed to make the most of its prominent position, with a stunning open plan sitting room located on the first floor. Floor to ceiling glass bi-fold doors lead out to a magnificent balcony overlooking the bay and, coupled with four huge roof lights, the design allows light to flood in from every angle all year round. A feature log burner brings warmth to the room on stormy winter days. Large double doors lead to the master suite, affording views of the sea from the bedroom, and the quirky ensuite bathroom has been installed with an internal switchable glass window, again allowing views of the sea from the bath, or privacy when required.

The ground floor provides three further, well-proportioned bedrooms, one with an ensuite WC, and all serviced by a large walk-in shower room. Access to the property is through the boot room at the side of the house with a spacious hallway leading into another generous open plan kitchen/dining/family room, with bi-fold doors stretching across the rear of the property onto the terrace and rear garden. Another feature log burner mirrors the first floor sitting room and is complimented by underfloor heating throughout the ground floor. The kitchen is well-equipped with quartz worktops, sleek contemporary lines and a large central island breakfast bar. The adjacent utility room, with large wet room and access to the rear garden, is ideally placed for washing away the sand after a day at the beach.





Externally, the property benefits from a block paved front driveway with parking for a number of vehicles, including a single garage. To the rear, the garden is split into two parts by a small footpath with the further most area allowing private access directly onto the beach.

This property is marketed with no onward chain and early viewings are highly recommended.

LOCATION

The property is located in the historical coastal village of St Osyth which lies between the towns of Clacton-on-Sea and Colchester off of the B1027 and is popular with the holiday maker and water sports enthusiasts. The village itself offers an interesting varied range of shopping facilities for day to day needs, public houses, chemist and takeaways. The Priory is the main point of historical interest dating back to the 12th Century, once reputed to be one of the largest monasteries in Essex. Clacton town offers a further range of varied shopping facilities and has rail links to the London Liverpool Street with the neighbouring village of Great Bentley also offering a mainline railway station. For those wanting to travel abroad Stansted Airport is a short drive away.

SERVICES

Mains water, electricity and drainage.
Heat air source pump installed.

Please note that the above services have not been tested by the agent.





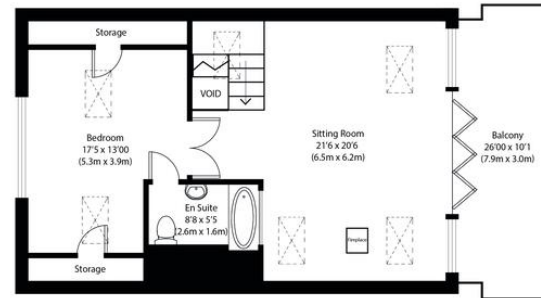




Approximate Gross Internal Area
Main House 1940 sq ft (180 sq m)
Balcony 260 sq ft (24
Garage 170 sq ft (16 sq m)
Total 2370 sq ft (220 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.eppphoto.co.uk

FINE COUNTRY



First Floor



Ground Floor

99 London Road, Stanway,
Colchester, Essex, CO3 0NY

www.fineandcountry.com
01206 878155
colchester@fineandcountry.co
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements