



LAMB & CO

Clacton-on-Sea

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Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332



BEXHILL CLOSE, CLACTON-ON-SEA, CO15 1XU

PRICE £395,000

NOT TO BE MISSED! This extended and much improved family home offers two reception areas, large conservatory and a converted double garage which could suit a number of uses. The property is located in a cul-de-sac on the popular Martello Bay with sea views to master bedroom and stunning sandy beaches at the end of the road.

- Four Bedrooms
- Games Room (double garage conversion)
- Martello Bay
- 150m to Beach
- Stunning Garden with Hot Tub
- Two Reception Rooms
- Conservatory Extension
- EPC C
- Utility Room

Heading

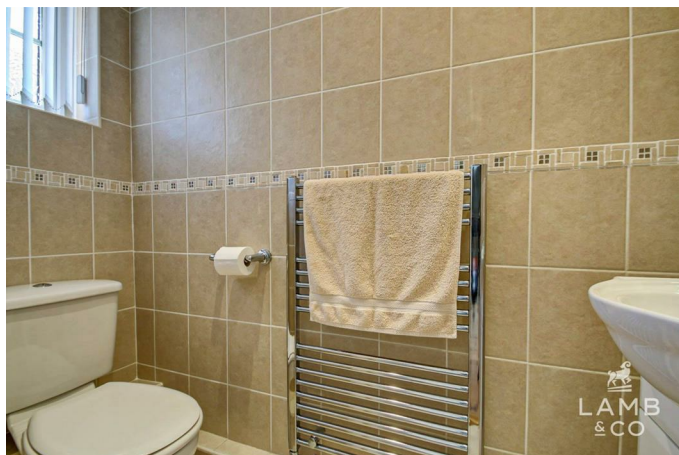
DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

CLOAKROOM



LOUNGE

16'3 x 13'4 (4.95m x 4.06m)



DINING ROOM

11' x 9'7 (3.35m x 2.92m)

KITCHEN

11' x 9'5 (3.35m x 2.87m)



UTILITY ROOM

7'9 x 4'11 (2.36m x 1.50m)



CONSERVATORY

18'4 x 10'8 (5.59m x 3.25m)



GAMES ROOM

15'3 x 14'9 (4.65m x 4.50m)



Former double garage (includes integrated fridge/freezer)

FIRST FLOOR

LANDING

BEDROOM ONE

11'1 to wardrobes x 9'9 (3.38m to wardrobes x 2.97m)



EN-SUITE

7'7 x 6'3 (2.31m x 1.91m)



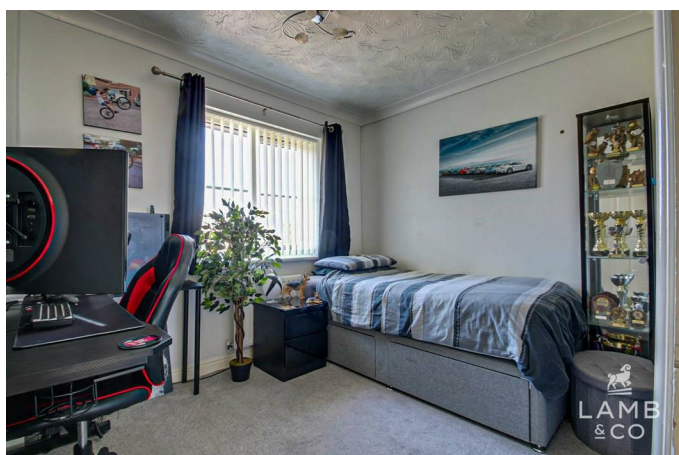
BEDROOM TWO

11'6 max x 11'2 (3.51m max x 3.40m)



BEDROOM THREE

10' x 7'9 (3.05m x 2.36m)



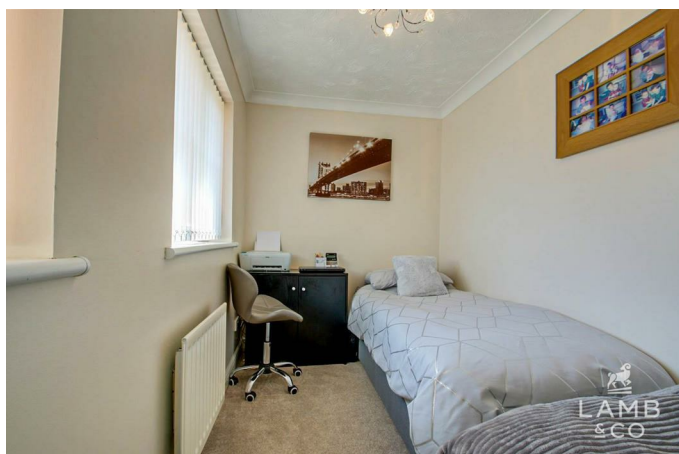
OUTSIDE

FRONT

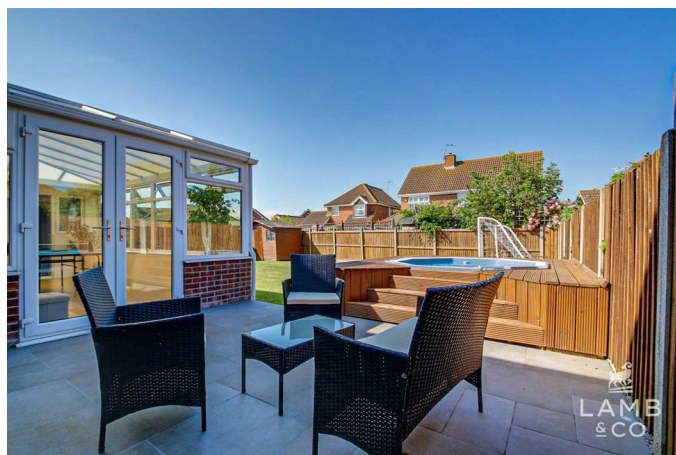


BEDROOM FOUR

11'5 x 6'3 (3.48m x 1.91m)

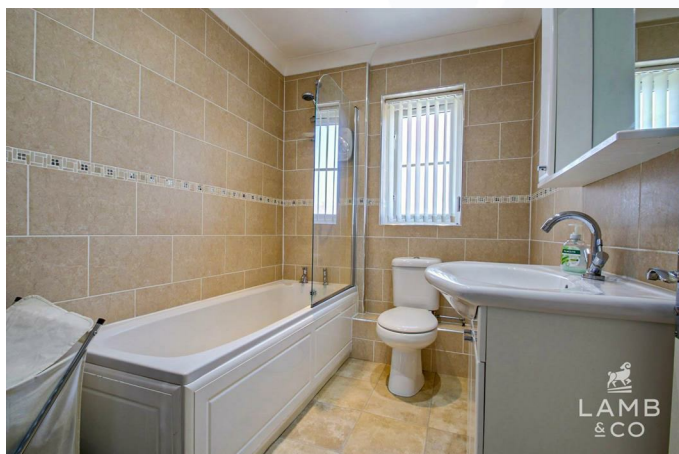


REAR



BATHROOM

7'9 x 6'1 (2.36m x 1.85m)



VIEW 2



AGENTS NOTE

Hot tub to remain

AGENTS NOTE 1

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

ANTI-MONEY LAUNDERING

ANTI-MONEY LAUNDERING REGULATIONS 2017

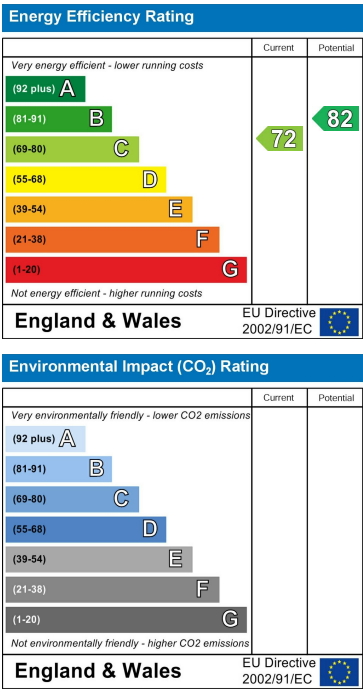
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



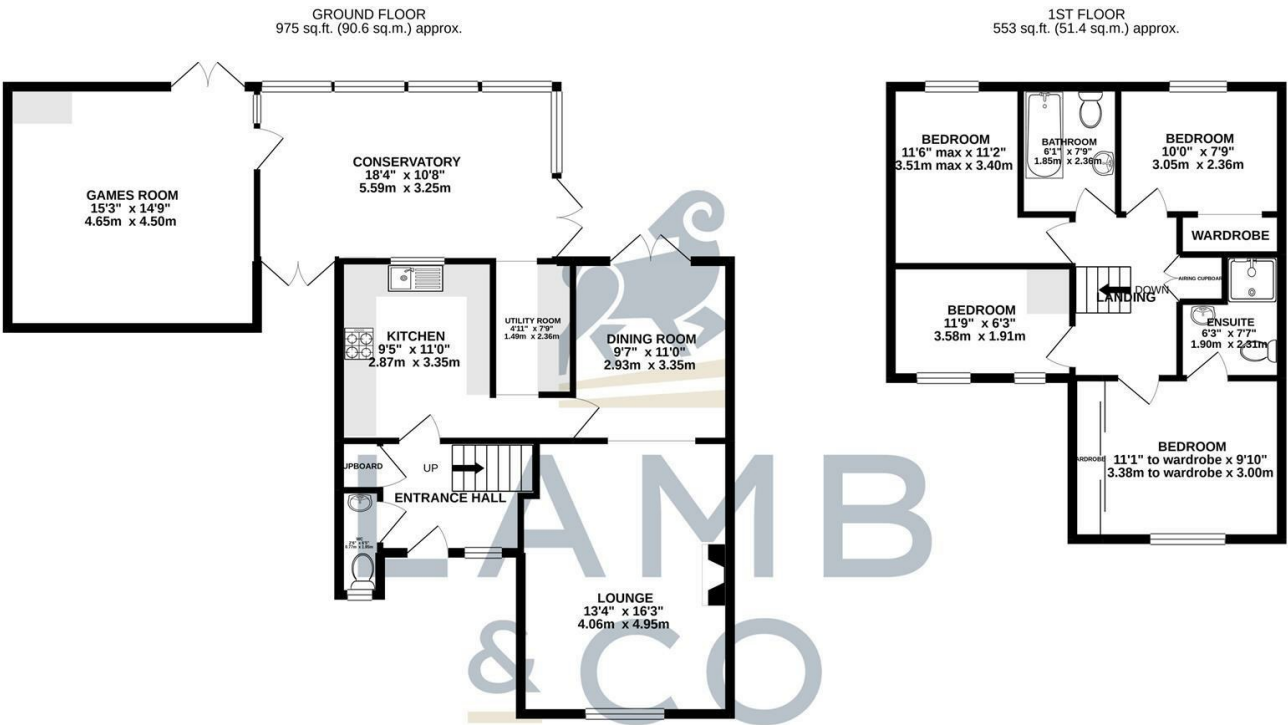
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1528 sq.ft. (141.9 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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