



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



LANCASTER GARDENS WEST, CLACTON-ON-SEA, CO15 6QG

PRICE £499,995

Located in the prestigious 'Gardens' area this substantial four bedroom detached house boasting two reception rooms, utility/wet room and study to ground floor. The property lies 100 yards to the seafront and also benefits from no onward chain and a sizeable garden with summer house.

- Four Bedrooms
- No Onward Chain
- Summer House
- Modernisation Required
- 100m to Seafront
- EPC E



DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

DINING ROOM

12'10x14'07 (3.91m x 4.45m)



LOUNGE

12'10x13'10 (3.91m x 4.22m)



KITCHEN

16'07x9'11 (5.05m x 3.02m)



STUDY

7'11x7'05 (2.41m x 2.26m)

UTILITY/WET ROOM

7'11x8'02 (2.41m x 2.49m)



FIRST FLOOR



BEDROOM ONE

12'09x14'07 (3.89m x 4.45m)



BEDROOM TWO

12'09x14'00 (3.89m x 4.27m)



BEDROOM FOUR

9'10x10'10 (3.00m x 3.30m)



BATHROOM

5'10x6'00 (1.78m x 1.83m)



WC

BEDROOM THREE

8'09x12'02 (2.67m x 3.71m)



OUT HOUSE

16'07x16'08 (5.05m x 5.08m)

OUTSIDE



OUTSIDE REAR



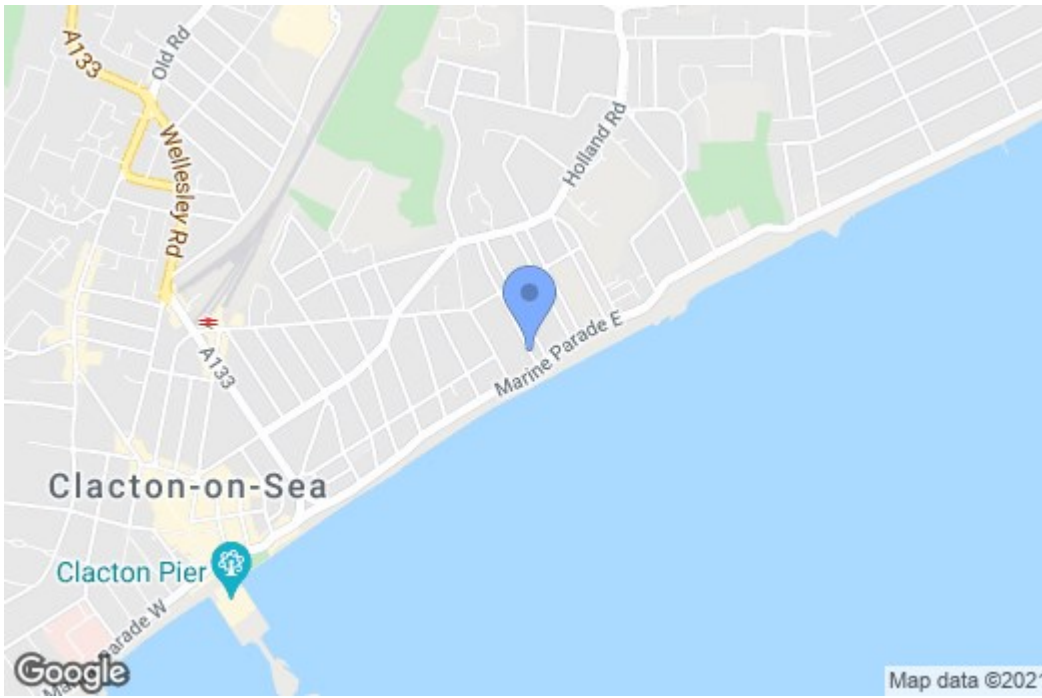
Agents Note Sales

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.

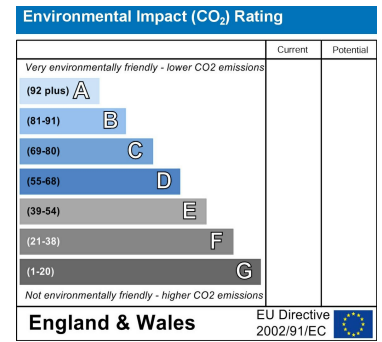
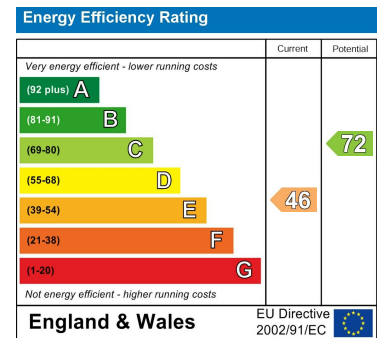
AML

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

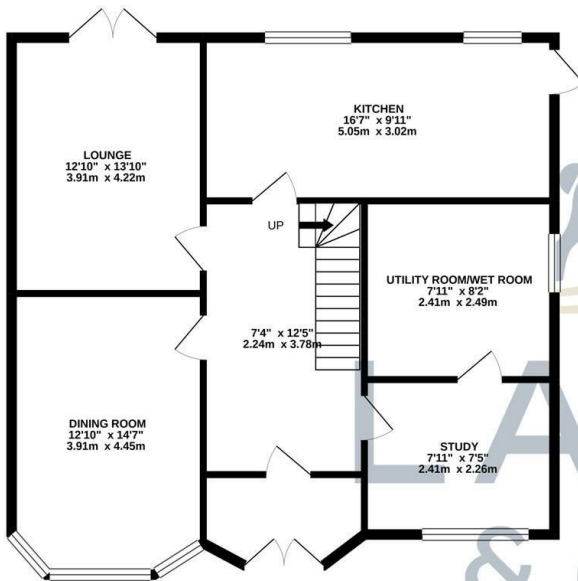


EPC Graphs

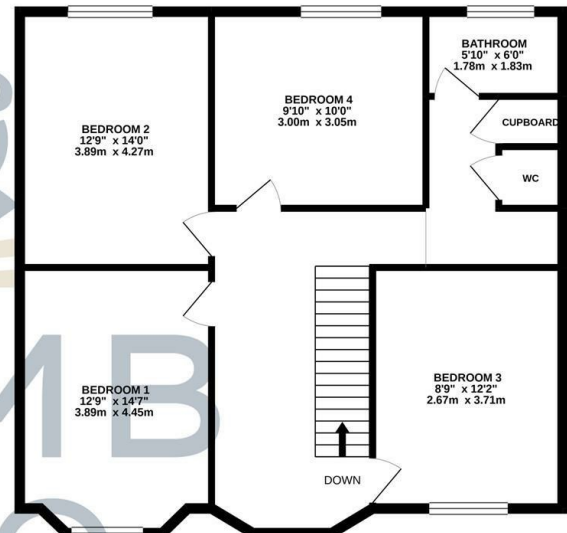


Floorplan

GROUND FLOOR



1ST FLOOR



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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