



LAMB & CO

**Clacton-on-Sea**

52 Station Road  
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

**Harwich**

286 High Street  
Harwich  
Essex CO12 3PD

01255 442505



**SOUTHCLIFF PARK, CLACTON-ON-SEA, CO15 6HT**

**GUIDE PRICE £565,000**

\*\*\* Guide price £565,000-£575,000 \*\*\*This exquisite five bedroom detached house is located in the highly sought-after area of East Clacton. The property is truly stunning, boasting impeccable interior design and features throughout. One of its notable attributes is the southerly aspect facing garden, providing ample natural light and a picturesque outdoor space. With five spacious bedrooms, this residence offers ample living space for a growing family, or those seeking a luxurious lifestyle. The property's sought-after location adds an extra layer of appeal, making it an ideal choice for those looking for a prestigious home in East Clacton.

- Five Bedrooms
- Utility Room
- Immaculately Presented Throughout
- Downstairs W.C
- Generous Kitchen/Living Area
- East Clacton
- Double Length Garage & Off Road Parking
- EPC - TBC



enq@lambandcoproperty.co.uk www.lambandcoproperty.co.uk

Residential | Lettings | Financial Services | Land & New Homes

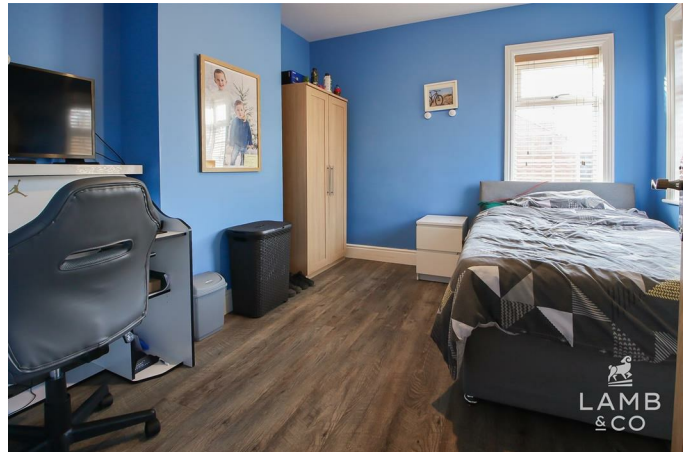
## ENTRANCE HALL

15'6" 11'4" (4.72m 3.45m)



## BEDROOM FOUR

11'00" 11'00" (3.35m 3.35m)



## UTILITY ROOM

15'00" 5'6" (4.57m 1.68m)

## LOUNGE

15'6" 11'00" (4.72m 3.35m)



## KITCHEN/LIVING

24'00" 16'9" (7.32m 5.11m)



## BEDROOM TWO

13'5" 11'00" (4.09m 3.35m)



### BEDROOM THREE

11'7" 11'2" (3.53m 3.40m)



### BEDROOM ONE

16'4" 11'00" (4.98m 3.35m)



### BEDROOM FIVE

8'6" 8'00" (2.59m 2.44m)



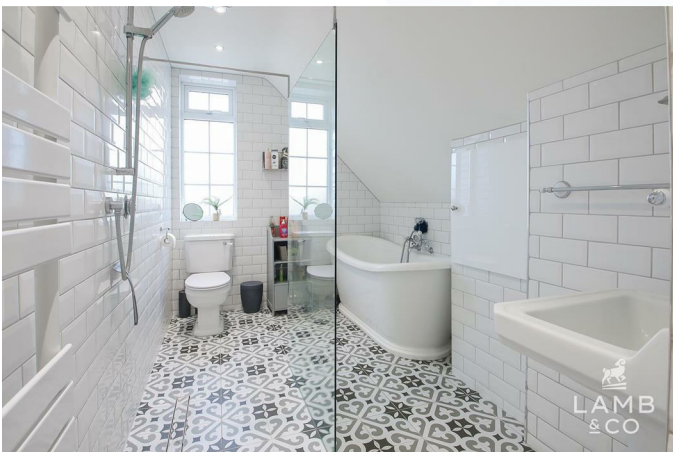
### OUTSIDE

#### OUTSIDE REAR



### BATHROOM

14'00" 7'6" (4.27m 2.29m)



### 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.

### **Additional Information Clacton**

Council Tax Band: E

Heating: Gas

Seller's Position: Needs To Find

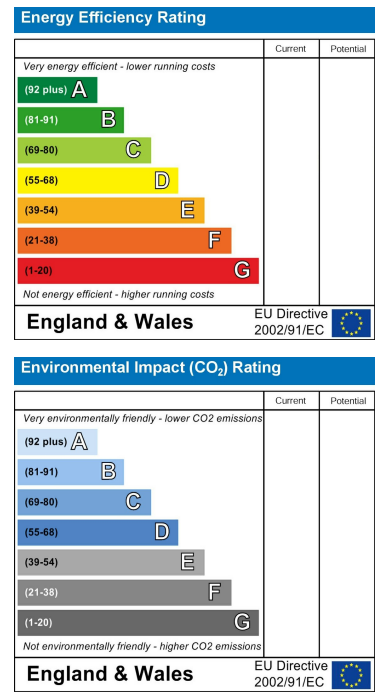
Garden Facing: South



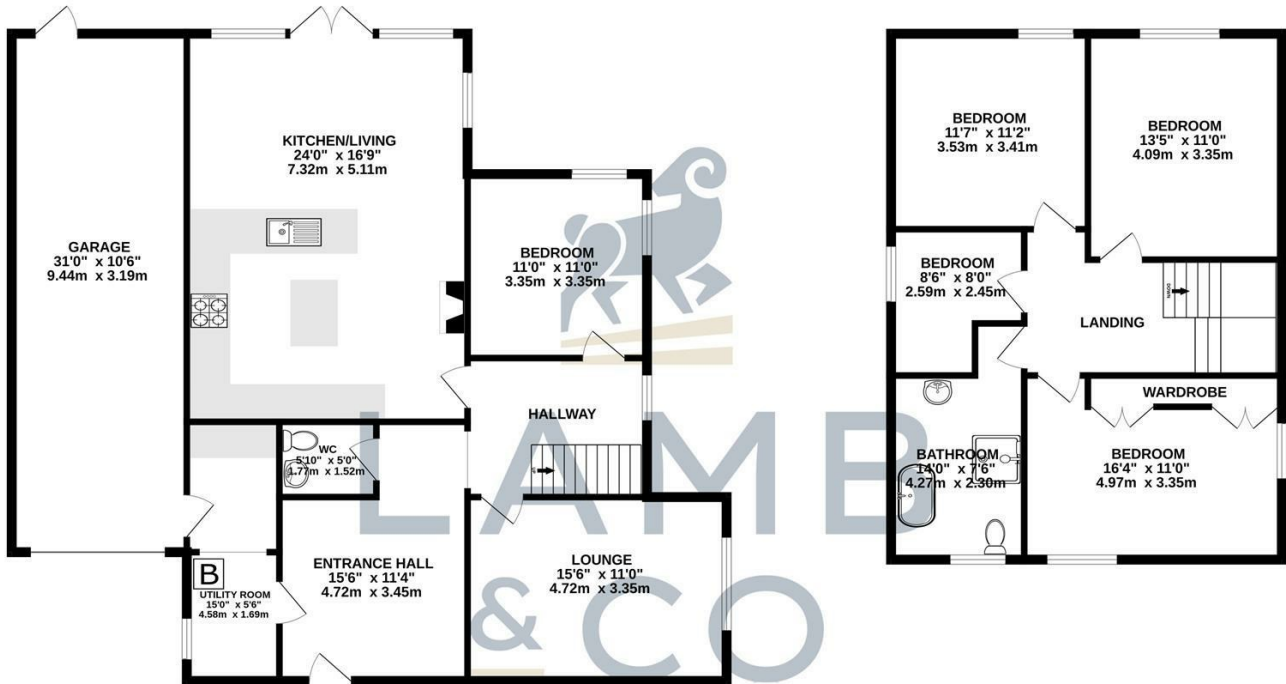
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 2083 sq.ft. (193.6 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.  
 Made with Metropix ©2024

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.