



LAMB & CO

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Inspired by property, driven by passion.



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

PRICE £550,000

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



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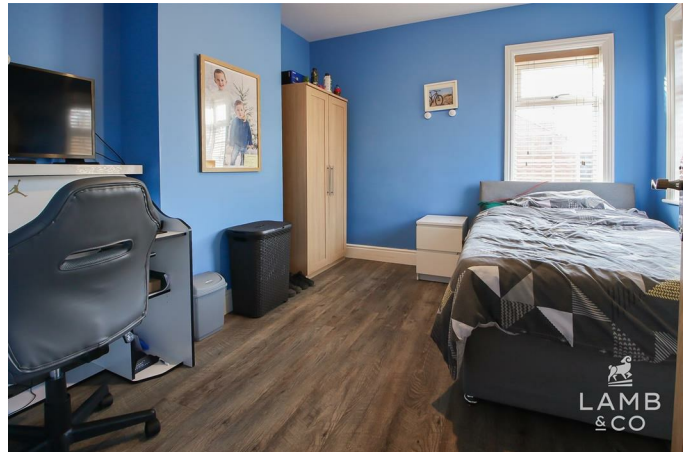
## ENTRANCE HALL

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)



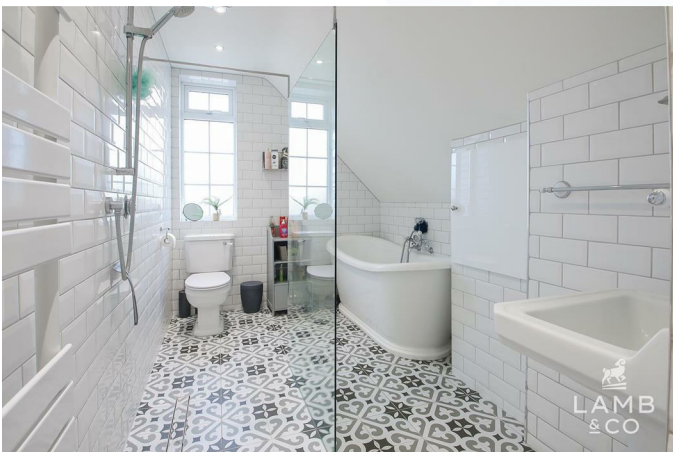
### OUTSIDE

#### 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

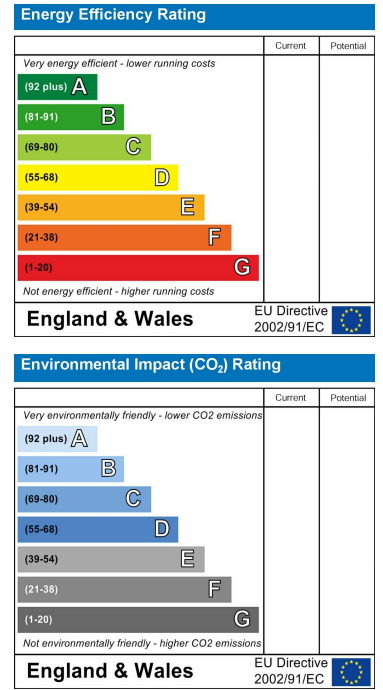
Garden Facing: South



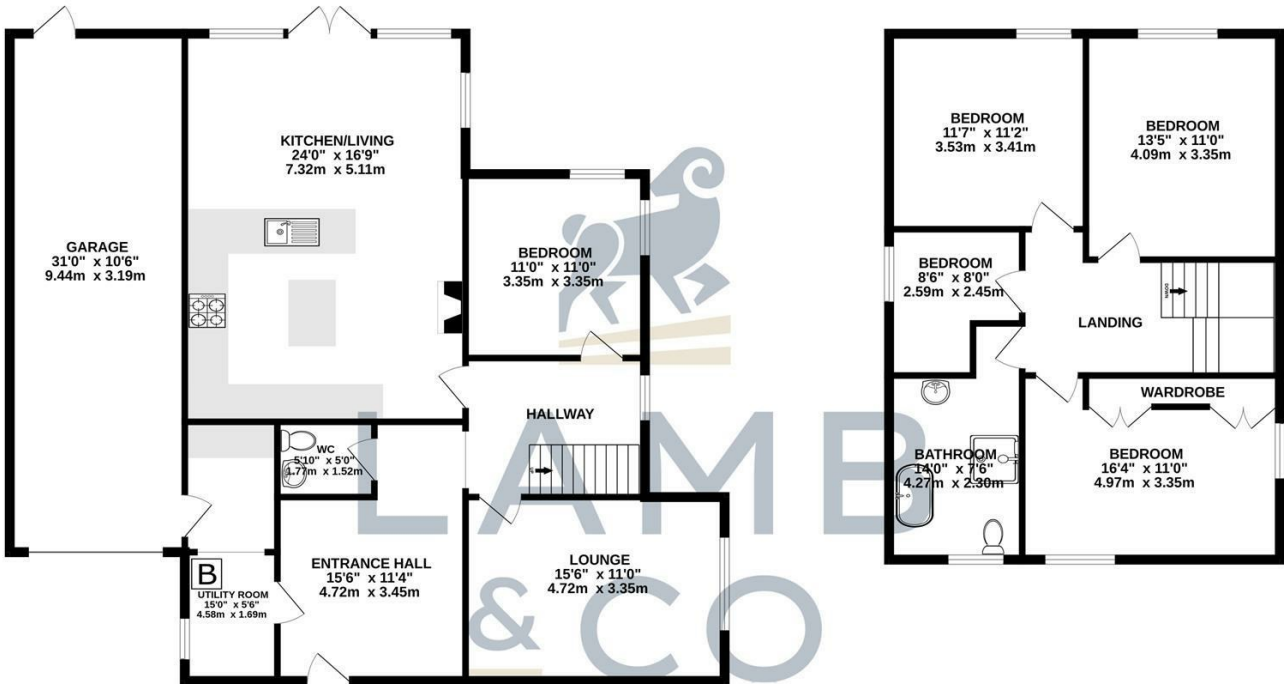
## Map



## 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.  
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