



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



**SANDOWN CLOSE, CLACTON-ON-SEA, CO15 4PP**

**PRICE £295,000**

This three bedroom detached house in Great Clacton offers impeccable presentation throughout, featuring an open living space on the ground floor. The property includes ample off-road parking, providing convenience for residents. Additionally, there is an outbuilding with versatile potential for various uses, with a WC and storage space, adding an extra dimension to the property's appeal.

- Three Bedrooms
- Off Road Parking
- Outbuilding With A WC
- Great Clacton
- Well Presented
- EPC - TBC



## ENTRANCE HALL



## BEDROOM TWO

11'6" 11'1" (3.51m 3.38m)



## LOUNGE/DINER

25'6" 13'7" (7.77m 4.14m)



## KITCHEN

11'5" 8'5" (3.48m 2.57m)

## BATHROOM

8'7" 7'1" (2.62m 2.16m)



## BEDROOM ONE

12'5" 11'6" (3.78m 3.51m)



## BEDROOM THREE

7'10" 7'1" (2.39m 2.16m)

## OUTSIDE



Heating: Gas  
Seller's Position: Needs To Find  
Garden Facing: East

## OUTSIDE REAR



### Agents Note Lettings

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

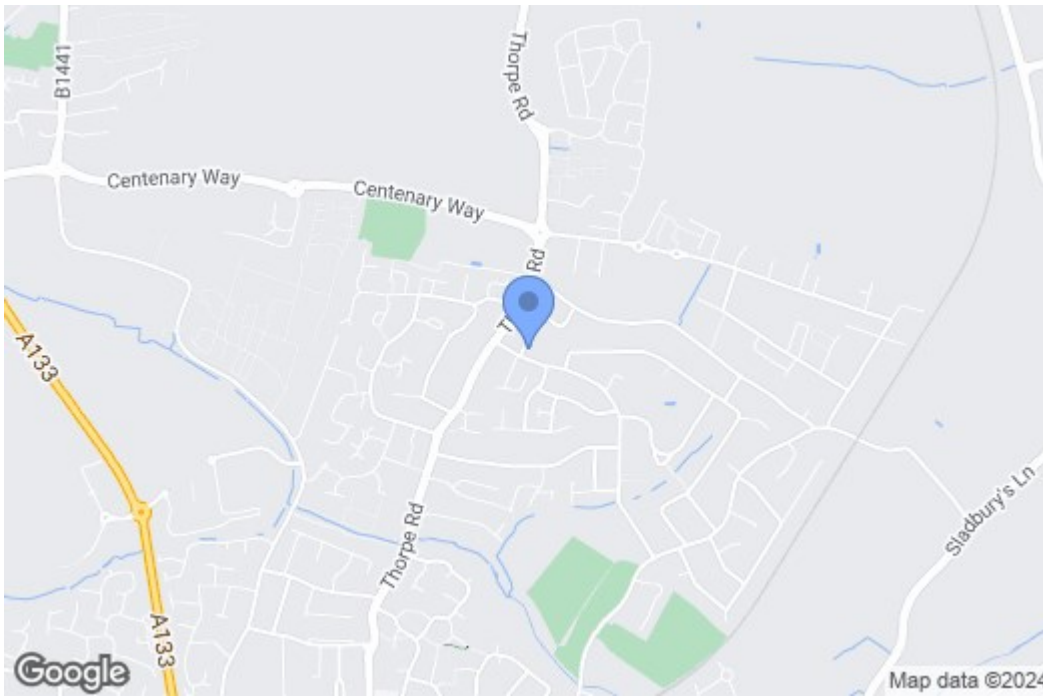
### AML

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.

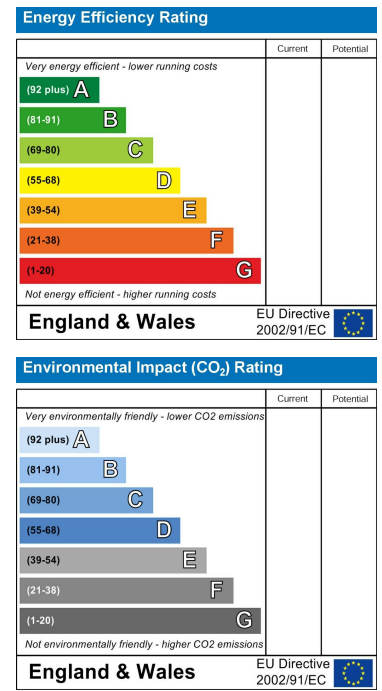
### Additional Information Clacton

Council Tax Band: C

## Map



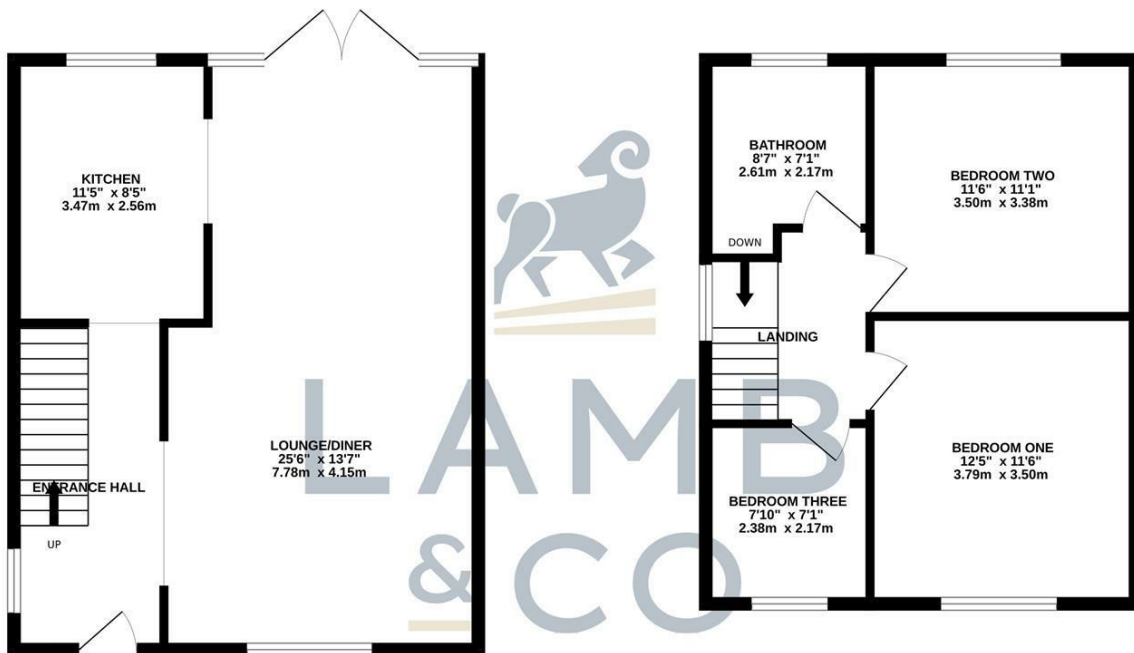
## EPC Graphs



## Floorplan

GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq.ft. (88.3 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.