



LAMB & CO

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## BEATRICE ROAD, CLACTON-ON-SEA, CO15 1JS

PRICE £380,000

This substantial five-bedroom detached property, located in the popular seaside town of Clacton-on-Sea, offers generous living space and is perfect for large families. With no onward chain, it provides a hassle-free buying experience. The home features multiple reception rooms, a well-equipped kitchen, and ample storage throughout. The five bedrooms are spacious, ideal for family living or entertaining guests. Conveniently located near local amenities and just a short distance from the beach.

- Five Bedrooms
- Close To Seafront
- No Onward Chain
- Off Road Parking
- Dining & Breakfast Room
- EPC - E



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## ENTRANCE HALL

## LOUNGE

15'9" 14'2" (4.80m 4.32m )



## DINING ROOM

15'6" 12'00" (4.72m 3.66m)



## BREAKFAST ROOM

12'10" 11'2" (3.91m 3.40m)



## KITCHEN

12'8" 9'5" (3.86m 2.87m)



## BEDROOM FOUR

13'2" 11'00" (4.01m 3.35m )

## BATHROOM

9'10" 6'5" (3.00m 1.96m)



## BEDROOM ONE

14'4" 13'9" (4.37m 4.19m)



## W.C

6'7" 3'1" (2.01m 0.94m )

## BEDROOM TWO

16'2" 12'00" (4.93m 3.66m )



## BEDROOM FIVE

10'10" 8'00" (3.30m 2.44m )

## BEDROOM THREE

22'3" 13'10" (6.78m 4.22m)



## 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.

### Additional Info

Council Tax Band: D

Heating: Gas

Services: Mains gas, electricity, water and drainage

Broadband: Ultrafast

Mobile Coverage: O2 Likely

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Very Low

Additional Charges: No

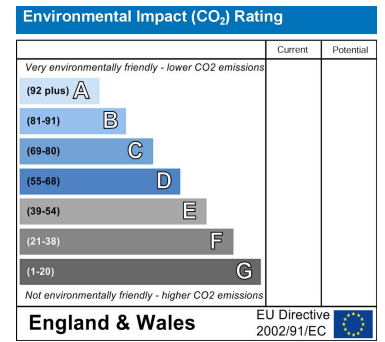
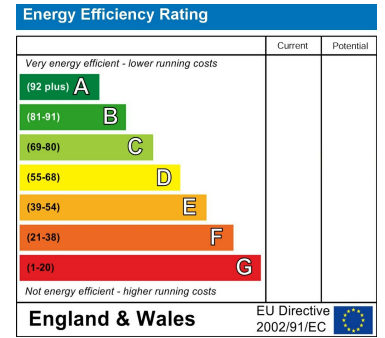
Seller's Position: No Onward Chain

Garden Facing: North

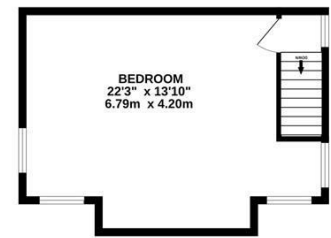
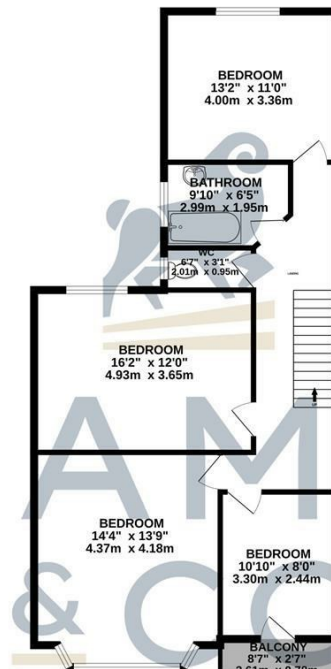
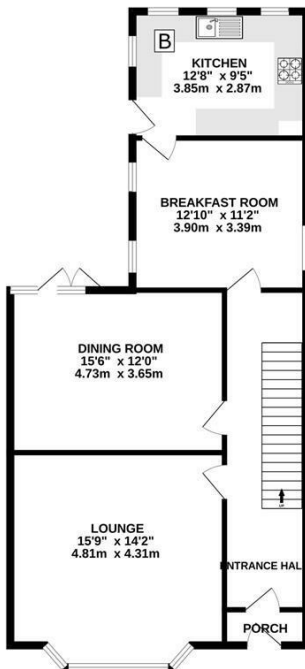
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 2042 sq.ft. (189.7 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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