



LAMB & CO

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Inspired by property, driven by passion.



EASTERN PROMENADE, CLACTON-ON-SEA, CO16 8LG

PRICE £395,000

This four-bedroom detached house in the desirable Point Clear area of St. Osyth offers a unique lifestyle opportunity. The property boasts exclusive privately owned beach access and mooring rights, perfect for those who enjoy coastal living and boating.

- Four Bedrooms
- Two Bathrooms
- Point Clear
- Sea Views
- Off Road Parking
- EPC - D
- Mooring Rights & Privately Owned Beach
- Two Kitchens

ENTRANCE HALL

KITCHEN/LIVING SPACE

16'00" 9'6" (4.88m 2.90m)

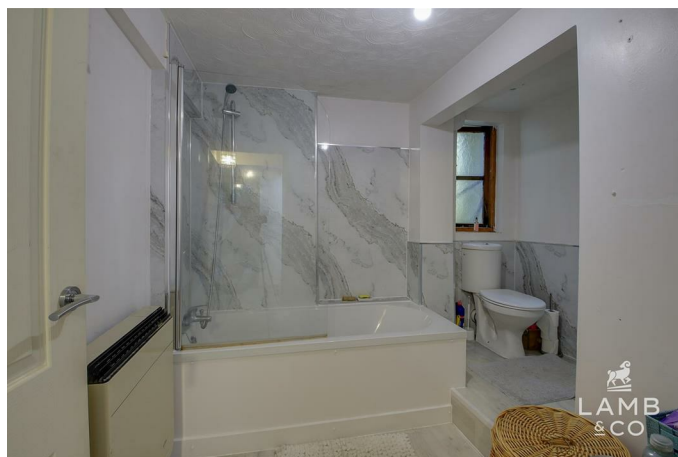
BEDROOM ONE

18'3" 8'7" (5.56m 2.62m)



BATHROOM

8'7" 7'7" (2.62m 2.31m)



LOUNGE

19'00" 15'6" (5.79m 4.72m)



BEDROOM FOUR

9'8" 6'4" (2.95m 1.93m)

KITCHEN

10'4" 6'8" (3.15m 2.03m)



BATHROOM

6'7" 6'1" (2.01m 1.85m)

BEDROOM TWO

13'1" 9'8" (3.99m 2.95m)



BEDROOM THREE

8'9" 8'00" (2.67m 2.44m)



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: B

Heating: Electric

Services: Mains gas, electricity, water and drainage

Broadband: Ultrafast

Mobile Coverage: Limited

Construction:

Restrictions: No

Rights & Easements: No

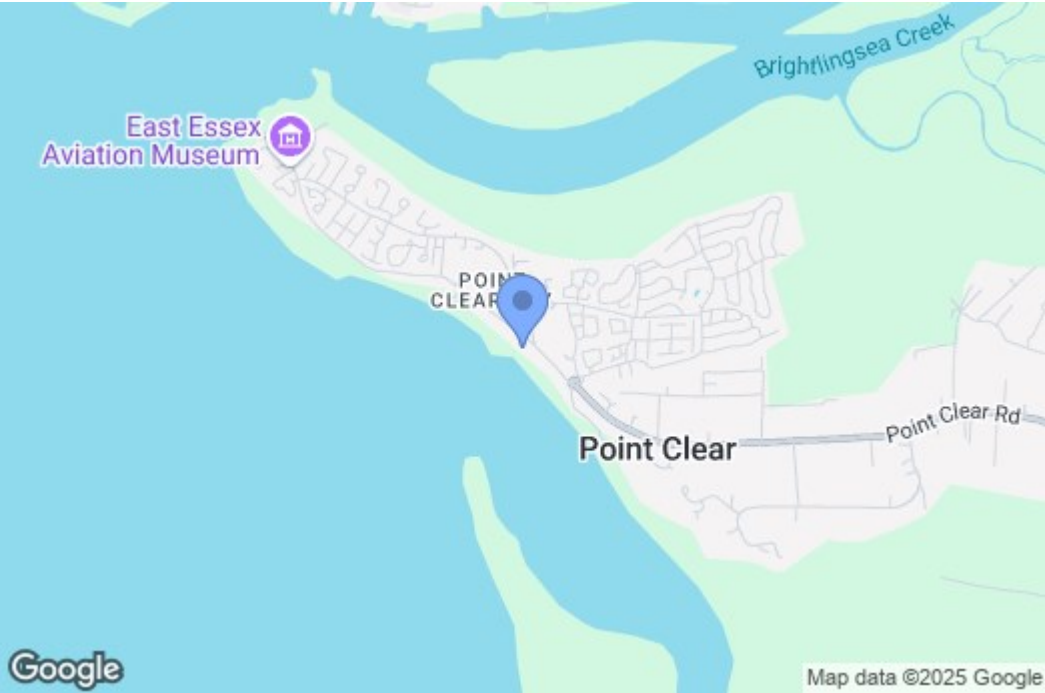
Flood Risk: Low

Additional Charges: No

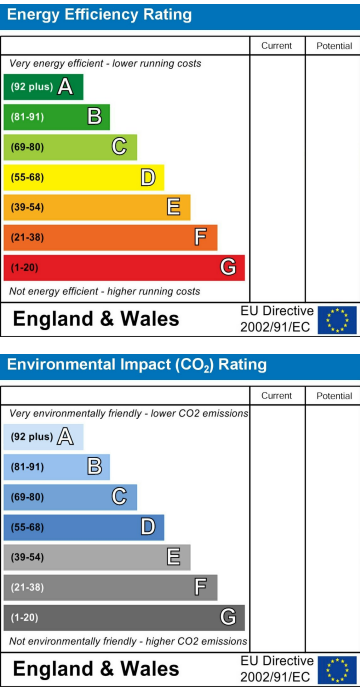
Seller's Position: Needs To Find

Garden Facing:

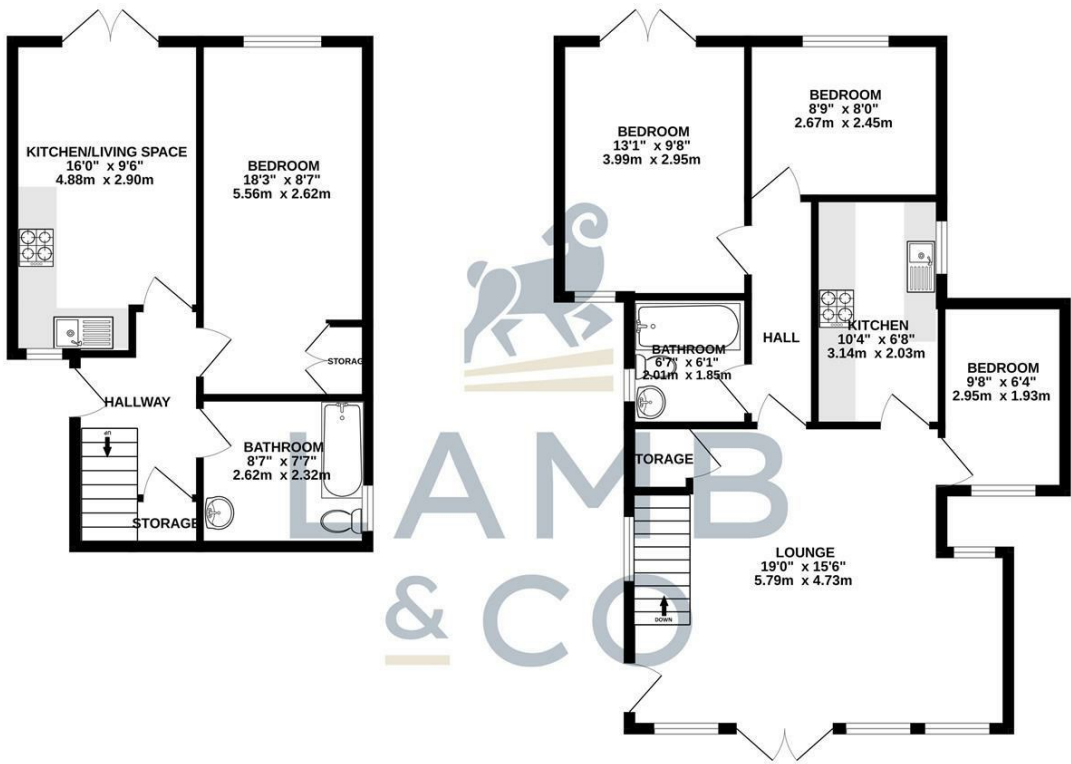
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1141 sq.ft (106.0 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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