



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



ROSEMARY ROAD, CLACTON-ON-SEA, CO15 1TF

PRICE £110,000

Ideally situated in the heart of Clacton-on-Sea's town centre, this two-bedroom flat offers effortless access to shops, cafés, the seafront, and excellent transport links. Boasting a sought-after south-facing outdoor space and the convenience of an allocated parking space, it presents the perfect blend of comfort and coastal living.

- Two Bedrooms
- Close To Amenities
- Outside Space
- One Allocated Parking Space
- South Facing Garden
- EPC - D

LOUNGE/DINER

15'8" 14'3" (4.78m 4.34m)



KITCHEN

7'00" 6'3" (2.13m 1.91m)



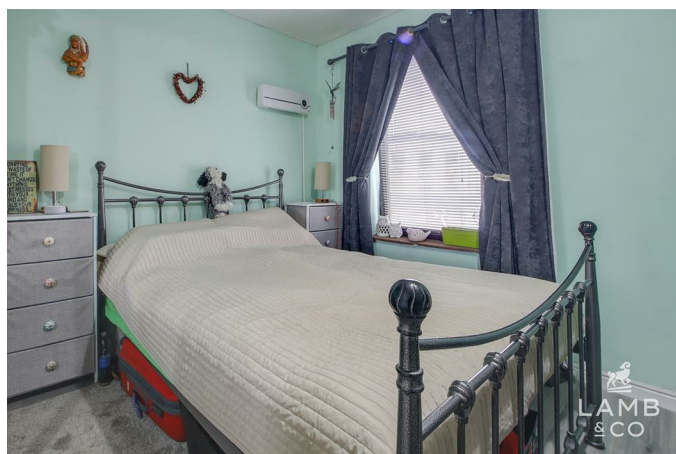
SHOWER ROOM

6'9" 5'7" (2.06m 1.70m)



BEDROOM ONE

10'1" 9'1" (3.07m 2.77m)



BEDROOM TWO

10'1" 7'2" (3.07m 2.18m)



OUTSIDE



Additional Charges: Service Charges
Seller's Position: Needs To Find
Garden Facing: South

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.

Leasehold Information

Lease Term Remaining: 94 Years
Service Charge: £400 Per Annum (Including Ground Rent)

Material Information

Council Tax Band: A
Heating: None
Services: Mains
Broadband: Ultrafast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low

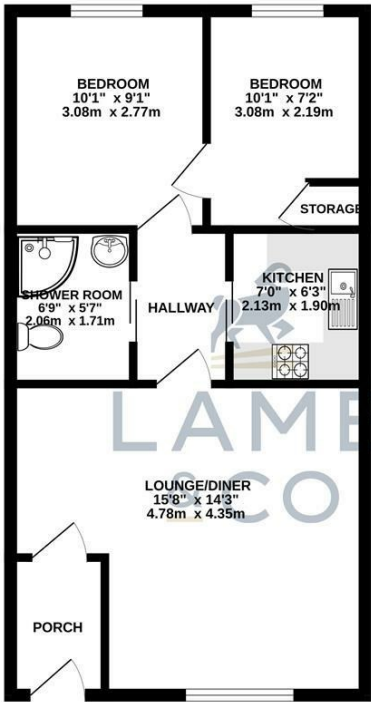
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 511 sq.ft (47.4 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 is given as to their operability or efficiency can be given.
Made with Metropix (2025)

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.