



**Lavender Leas West Road, Clacton-On-Sea CO15 1AG**

**welcome to**

**Lavender Leas West Road, Clacton-On-Sea**

CLOSE TO SEAFRONT - Situated within a half mile of Martello beach, this impressive and notable property features five bedrooms and three reception rooms. Approached via an in and out driveway and complimented by a garage. Internally the property is well presented. CALL TODAY TO ARRANGE A VIEWING.





**Ground Floor**



**First Floor**

**Cloakroom**

7' 1" x 3' 3" ( 2.16m x 0.99m )

**Lounge**

15' 3" x 11' 11" ( 4.65m x 3.63m )

**Dining Room**

12' 9" x 10' 6" ( 3.89m x 3.20m )

**Reception Room 3**

17' 7" x 12' 1" ( 5.36m x 3.68m )

**Kitchen**

9' 2" x 8' 9" ( 2.79m x 2.67m )

**Landing**

**Bedroom 1**

15' 8" x 14' 2" ( 4.78m x 4.32m )

**Bedroom 2**

13' 6" x 11' 11" ( 4.11m x 3.63m )

**Bedroom 3**

10' 6" x 10' 2" ( 3.20m x 3.10m )

**Bedroom 4**

9' 4" x 8' 2" ( 2.84m x 2.49m )

**Bedroom 5**

9' 10" x 9' ( 3.00m x 2.74m )

**Bathroom**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Lavender Leas West Road, Clacton-On-Sea

- Five Bedrooms
- Three Reception Rooms
- Close To Seafront
- Garage and Off Road Parking
- Original Features

Tenure: Freehold EPC Rating: C

**£500,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/CTS309168](http://williamhbrown.co.uk/Property/CTS309168)



Property Ref:  
CTS309168 - 0003

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