



LAMB & CO

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



CONNAUGHT GARDENS EAST, CLACTON-ON-SEA, CO15 6HY

PRICE £325,000

A rare opportunity to own one of just two remaining newly built three-bedroom family homes in the sought-after 'The Gardens' location, just a short stroll from the sea.

These well-proportioned homes offer spacious, modern living with a high-quality finish throughout. Each property features a bright and airy layout, an En-suite to the master bedroom, and two allocated parking spaces.

Perfectly positioned for family life by the coast, with the peace of mind of a new build warranty, these homes offer the ideal blend of seaside charm and contemporary comfort.

- Three Bedroom End Terrace House
- En-Suite to Master Bedroom
- Allocated Parking
- 'Gardens' Location
- Two Plots Available
- Ready to Move In



Sales | Lettings | Commercial | Land & New Homes
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



KITCHEN/DINER

19'2" x 13'9" (5.84m x 4.19m)



LOUNGE

13'8" x 11' (4.17m x 3.35m)



W.C

6'8" x 3' (2.03m x 0.91m)



LANDING



BEDROOM ONE

13'8" x 11' (4.17m x 3.35m)



BEDROOM THREE

10'2" x 8' (3.10m x 2.44m)



EN-SUITE

10'1" x 3'9" (3.07m x 1.14m)



BATHROOM

7'x5'7" (2.13mx1.70m)



BEDROOM TWO

12'4" x 10'3" (3.76m x 3.12m)



OUTSIDE FRONT

OUTSIDE REAR

MATERIAL INFO

Council Tax Band: TBC

Heating: Gas

Services:

Mains electricity -yes

Mains gas - Yes

Mains water - Yes

Mains drainage -Yes

Broadband: Ultrafast Fibre Available (up to 2,000mbps)

Mobile Coverage:
O2 -Limited
EE -Limited
Three -Likely
Vodafone -Limited
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk:
Rivers & Sea - Vey low
Surface Water - Very low
Additional Charges: £250 per year management
fee. after last one sold will go to residents.
Seller's Position: New Build - No Onward Chain
Garden Facing: East
Non-Standard Features to note: N/A

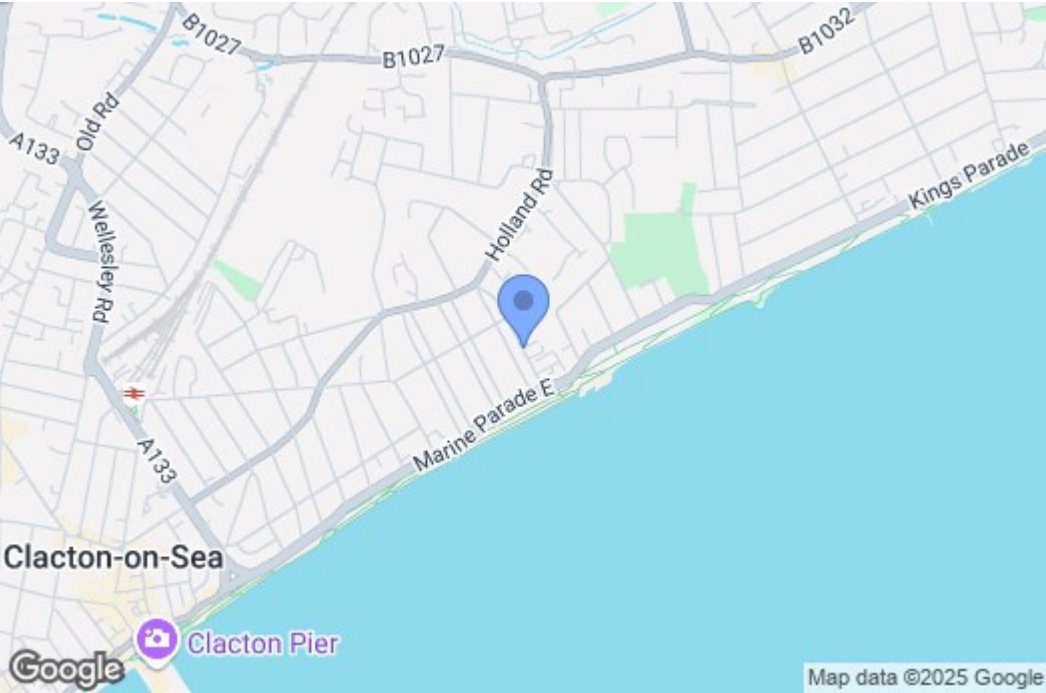
AGENT NOTE

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.

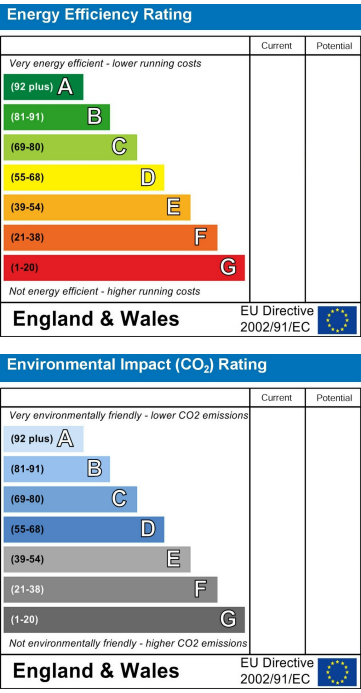
ANTI MONEY LAUNDERING

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.

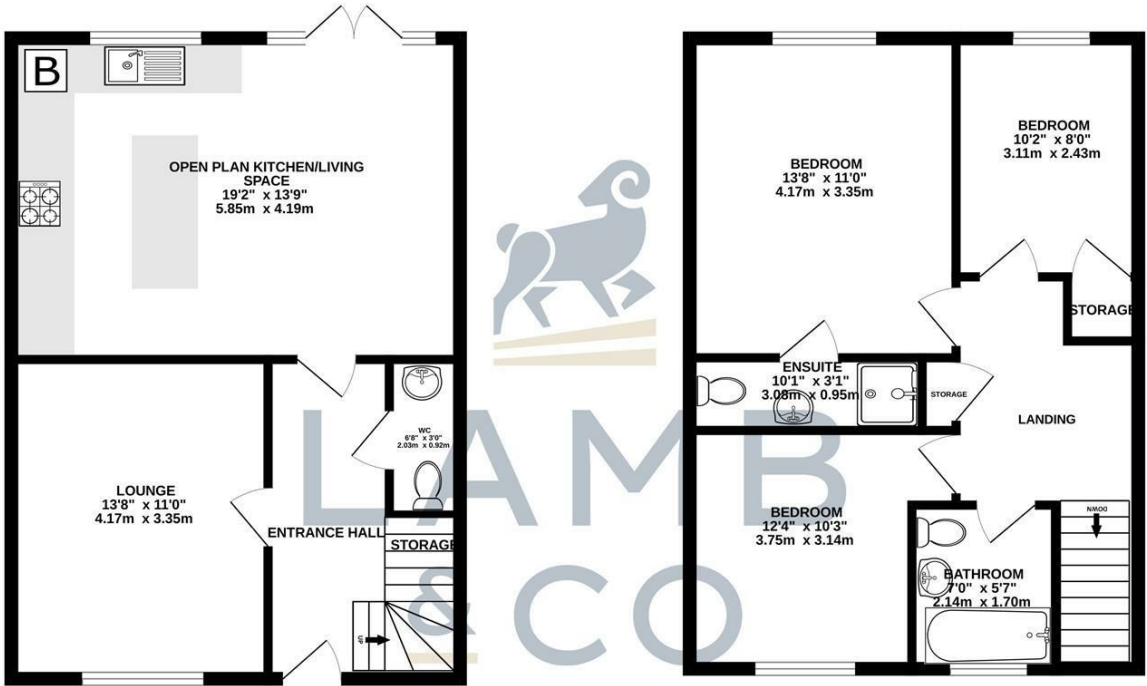
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1045 sq.ft. (97.0 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.
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.