



LAMB & CO

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Inspired by property, driven by passion.



## BEACON HEIGHTS, CLACTON-ON-SEA, CO16 8JW PRICE £725,000

Set in the sought-after coastal enclave of Beacon Heights, just moments from the beach, this exceptional six bedroom detached residence has been substantially extended to offer space, style, and flexibility in equal measure. Ideal for multi-generational families or guests, the layout includes a ground floor one bedroom annex and a first floor kitchen and living area in the main part of the house. The garden is thoughtfully divided into two areas, offering both privacy and versatility for relaxation or play.

With no onward chain, this is a rare opportunity to secure a move-in-ready home in a prime location. A truly impressive and adaptable residence just a stone's throw from the sea.

- Six Bedrooms
- No Onward Chain
- Heavily Extended
- New Heating System
- Double Garage
- EPC E



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### UTILITY ROOM

11'5" x 9'6" (3.48m x 2.90m )



### ANNEXE KITCHEN/LIVING ROOM

19'2" x 12'8" (5.84m x 3.86m )



### ANNEXE BEDROOM

13'7" x 10'2" (4.14m x 3.10m )



### ENSUITE

10'0" x 5'7" (3.05m x 1.70m )



## SHOWER ROOM

8'0" x 6'0" (2.44m x 1.83m )



## LANDING



## BEDROOM FOUR

11'6" x 10'0" (3.51m x 3.05m )



## LIVING SPACE

29'0" x 20'7" (8.84m x 6.27m )



## BEDROOM TWO

15'0" x 12'4" (4.57m x 3.76m )



## KITCHEN

20'3" x 15'0" (6.17m x 4.57m )



### BEDROOM THREE

15'5" x 11'6" (4.70m x 3.51m )



### BEDROOM ONE

20'0" x 11'7" (6.10m x 3.53m )



### ENSUITE

### BEDROOM FIVE

10'5" x 8'6" (3.18m x 2.59m )



### ENSUITE

9'1" x 6'7" (2.77m x 2.01m )



### OUTSIDE REAR



## OUTSIDE REAR 2



## OUTSIDE FRONT



## AERIAL VIEW



## 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.

### 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.

### Material Information

Council Tax Band: F

Heating: Oil

Services: Mains water & drainage

Broadband: Superfast

Mobile Coverage: Vodafone, EE, O2 and Three

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

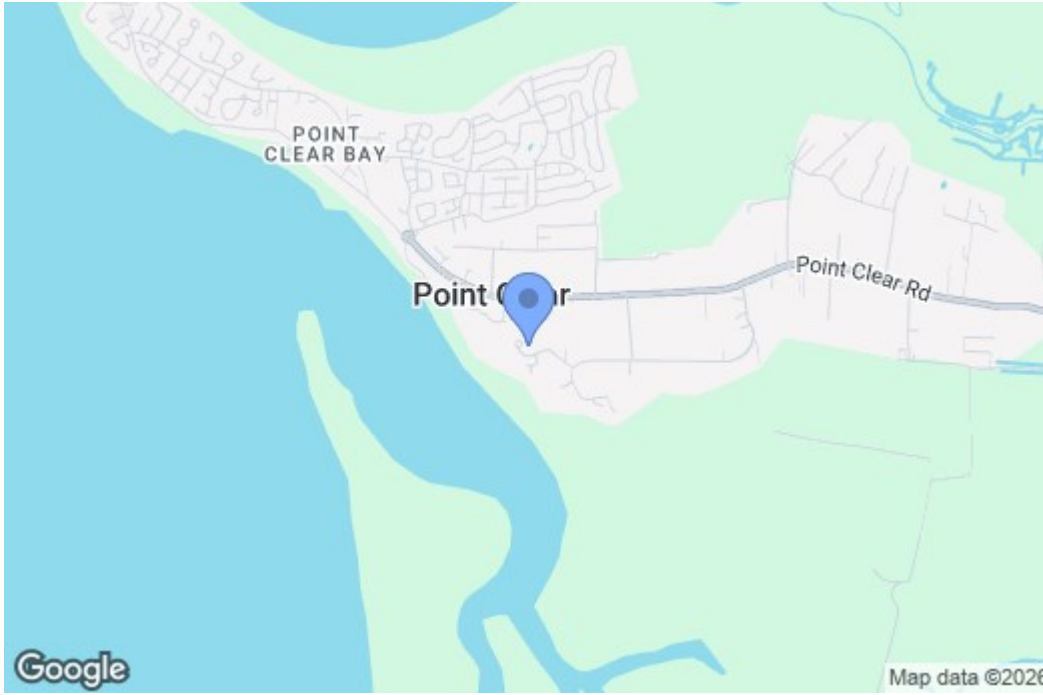
Flood Risk: Surface water: Very low. Rivers & sea: Very low

Additional Charges: £450 yearly maintenance charge

Seller's Position: No onward chain

Garden Facing: South-west

# Map



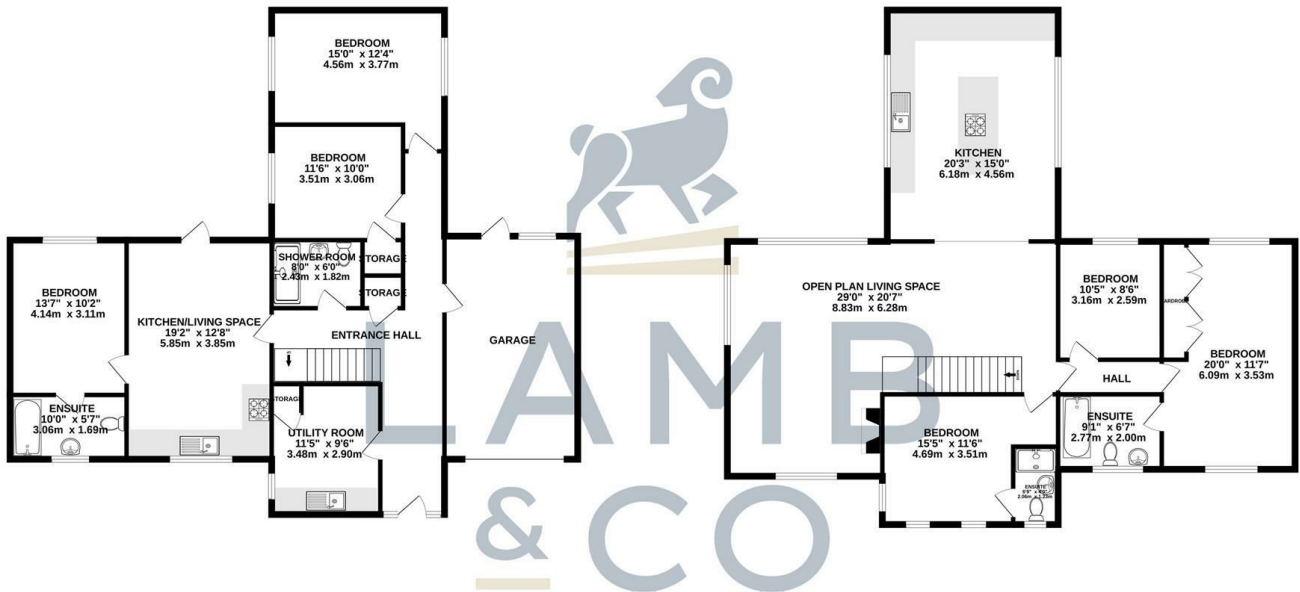
# EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Floorplan



TOTAL FLOOR AREA: 2489 sq.ft. (231.3 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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