



LAMB & CO

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NEWTON WAY, CLACTON-ON-SEA, CO16 8RQ

OFFERS IN EXCESS OF £225,000

Charming two-bedroom semi-detached bungalow located in the popular coastal village of St Osyth. This well-presented property offers comfortable single-storey living with a spacious lounge, fitted kitchen, and two well-sized bedrooms. Benefitting from a private rear garden, off-road parking & garage, and a convenient location close to local amenities and the seafront, the bungalow is ideal for retirees, downsizers, or those seeking a holiday home. Early viewing is advised to fully appreciate the accommodation on offer.

- Two Bedrooms
- Solar Panels
- South Facing Garden
- Garage & Off Road Parking
- St Osyth
- EPC - A

Opening paragraph

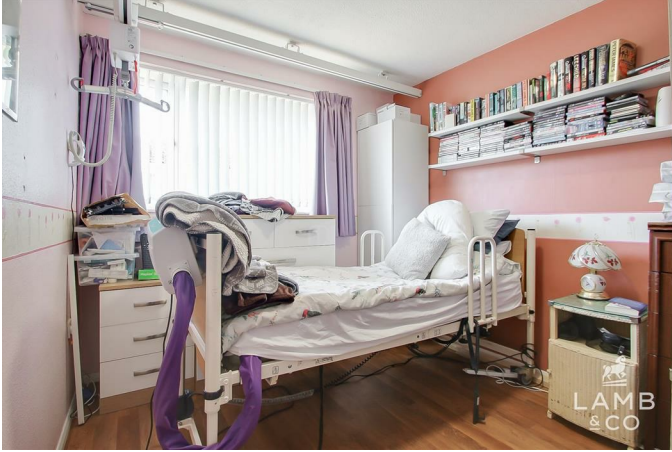
Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM TWO

11'5" 9'00" (3.48m 2.74m)



BEDROOM ONE

14'00" 10'6" (4.27m 3.20m)



SHOWER ROOM

9'00" 5'00" (2.74m 1.52m)



KITCHEN

14'00" 8'4" (4.27m 2.54m)



LOUNGE

14'4" 14'00" (4.37m 4.27m)



OUTSIDE

OUTSIDE REAR

Agents Note Sales

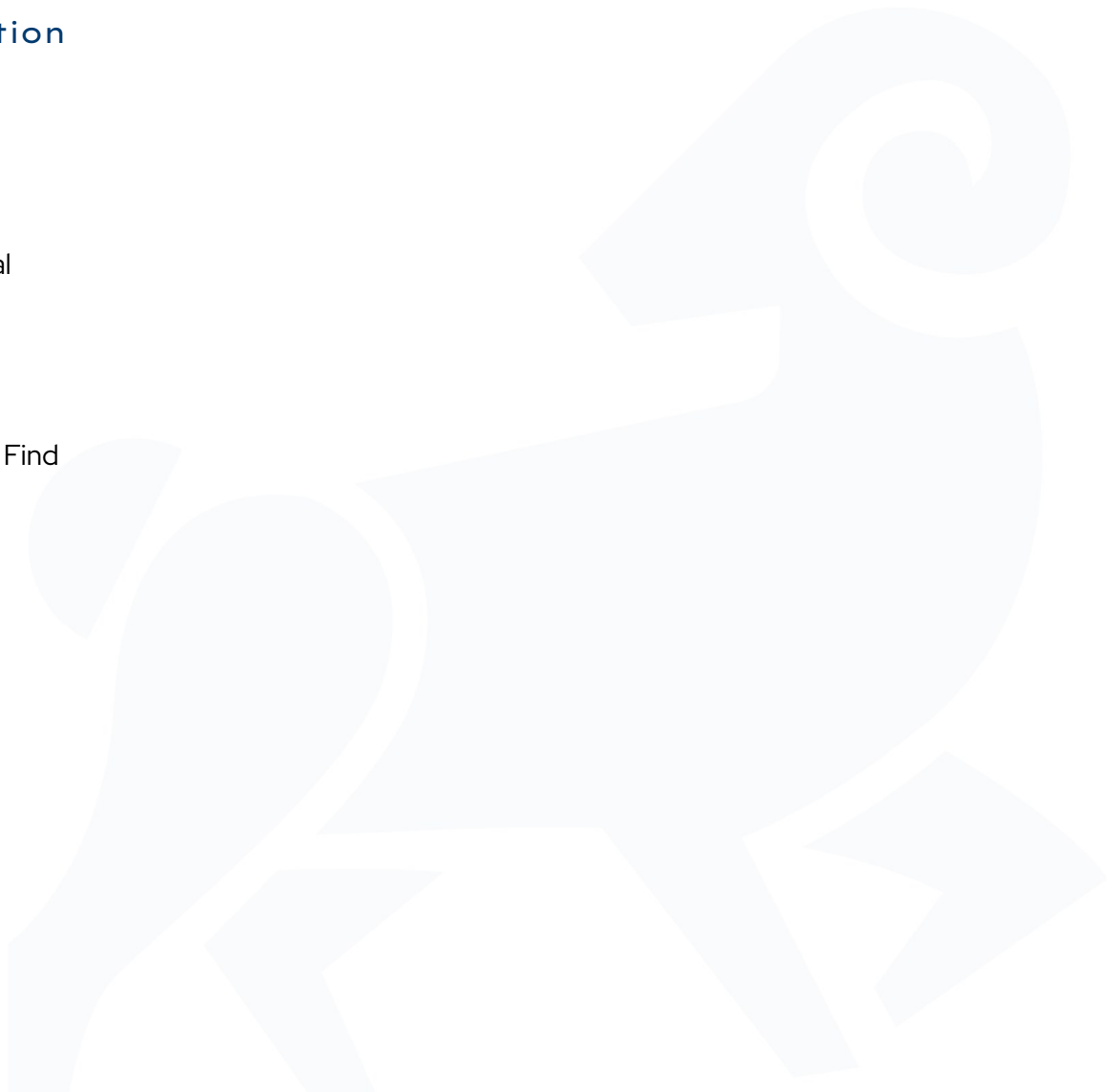
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

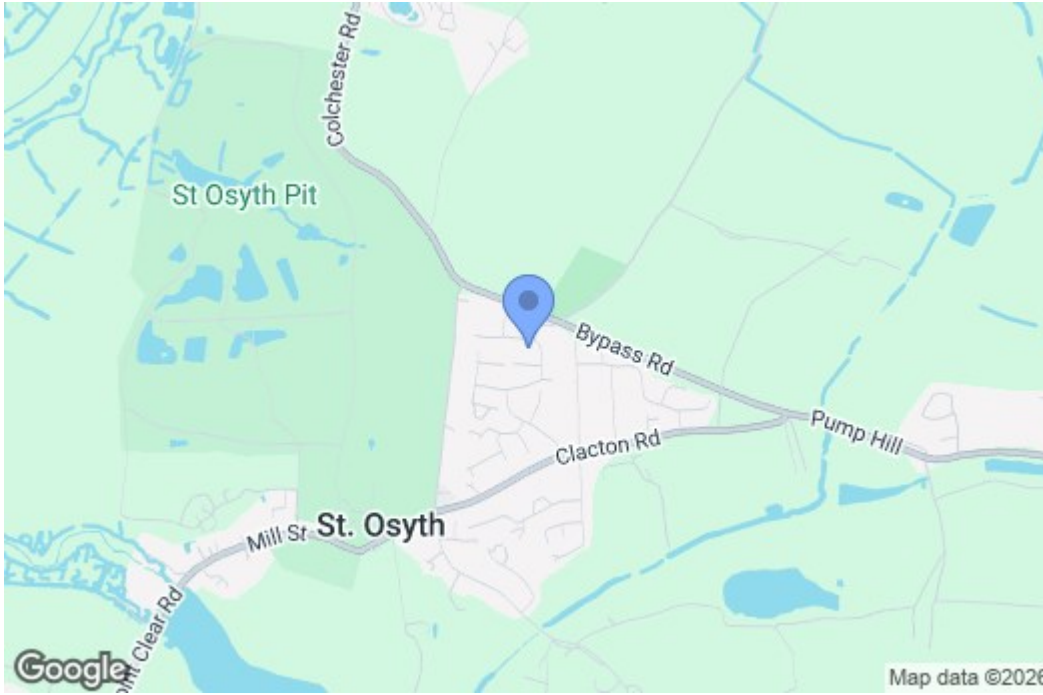
ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

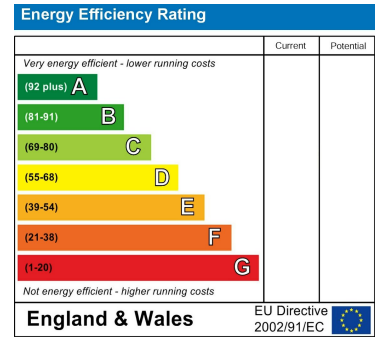
Council Tax Band: C
Heating: Gas
Services: All Mains
Broadband: Superfast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: South



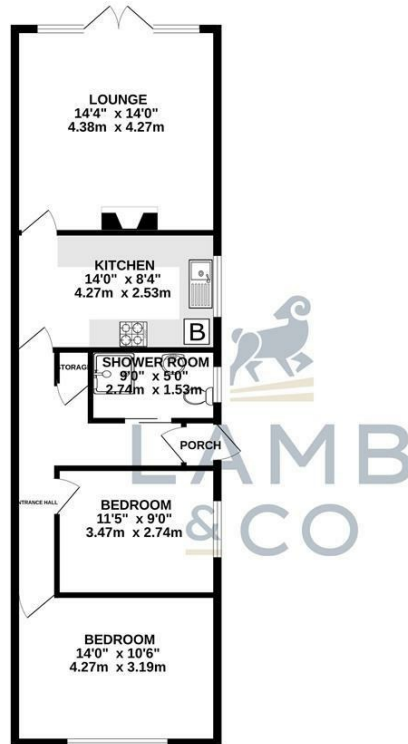
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 727 sq.ft. (67.5 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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