

LULWORTH CLOSE, CLACTON-ON-SEA, ESSEX, CO15 1XP

Offers in excess of

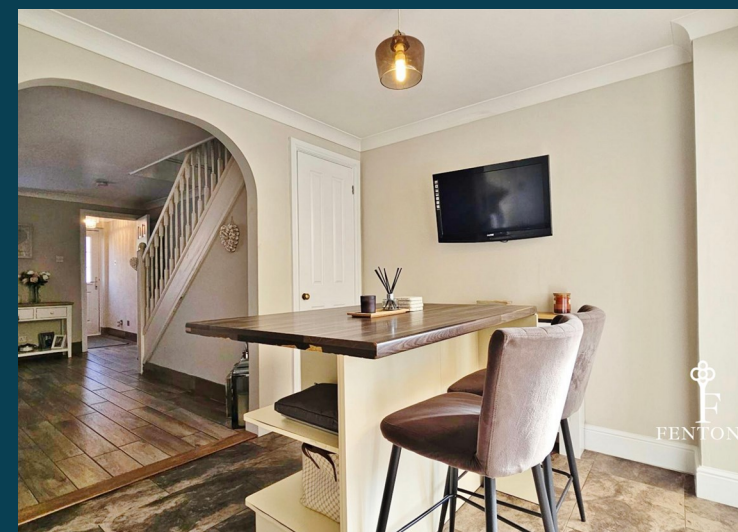
£300,000

FREEHOLD

- Three Bedrooms
- Open Plan Kitchen/Diner
- Ground Floor Cloakroom & First Floor Bathroom
- UPVC Conservatory
- Secluded Rear Garden
- Garage & Off Street Parking
- Close To Seafront
- Popular Martello Development
- Council Tax Band - C
- EPC Rating - D



FENTONS
ESTATE AGENTS



Fentons are delighted to offer for sale this spacious, THREE BEDROOM DETACHED HOUSE. Lulworth Close is ideally situated in a sought after location, just a stone's throw from the popular Martello Bay seafront. The property offers generous open plan living accommodation, a modern fitted kitchen and bathroom, ground floor cloakroom and first floor family bathroom, a secluded rear garden and a garage with off street parking. The property is conveniently positioned approximately 1 mile from Clacton town centre and railway station, which provides direct rail services to London Liverpool Street. Offering the perfect combination of space, location and convenience, an early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

Hall

Tiled flooring. Door to:

Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and cupboard under. Part tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to front.

Lounge

15'9" x 15'3"

Stair flight to first floor. Tiled flooring. Two radiators. Sealed unit double glazed window to front. Open access to:

Dining Room

9'5" x 8'8"

Under stairs storage cupboard. Tiled flooring. Fitted breakfast bar with integral shelving and seating area. Open access to conservatory. Open access to:

Kitchen

15'6" x 6'4"

Fitted with a range of matching fronted units. Wooden work surfaces. Inset one and a half composite sink and drainer unit. Cooker to remain. Plumbing for dishwasher. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Tiled flooring. Private access door to garage with power/light connected. Spotlights. Two radiators. Sealed unit double glazed window to rear. Open access to:

Conservatory

11'1" x 8'5"

Tiled flooring. Wall lights. Wall mounted featured radiator. Range of clear and obscured sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to rear garden.

Landing

Built in airing cupboard housing hot water cylinder. Loft access. Doors to:

Bedroom 1

11' x 8'5"

Built in wardrobes. Radiator. Sealed unit double glazed window to rear.

Bedroom 2

9'6" x 8'5"

Built in wardrobe. Radiator. Sealed unit double glazed window to front.

Bedroom 3

7'6" x 7'5"

Radiator. Sealed unit double glazed window to front.

Bathroom

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

Outside - Rear

Part paved areas. Remainder laid to lawn. Outside light and tap. Private access door to garage.

Beds laid to shingle and an array of trees and bushes.
Access to front via side gate. Enclosed by panelled fencing.

Outside - Front

Hard standing concrete area providing off street parking leading to garage with up and over door. Remainder laid to shingle. Paved pathway leading to entrance door.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £1978.64 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current

Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A

AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.



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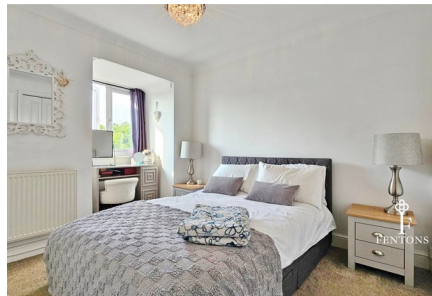


REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Disclaimer - Wide Angle Lens Etc

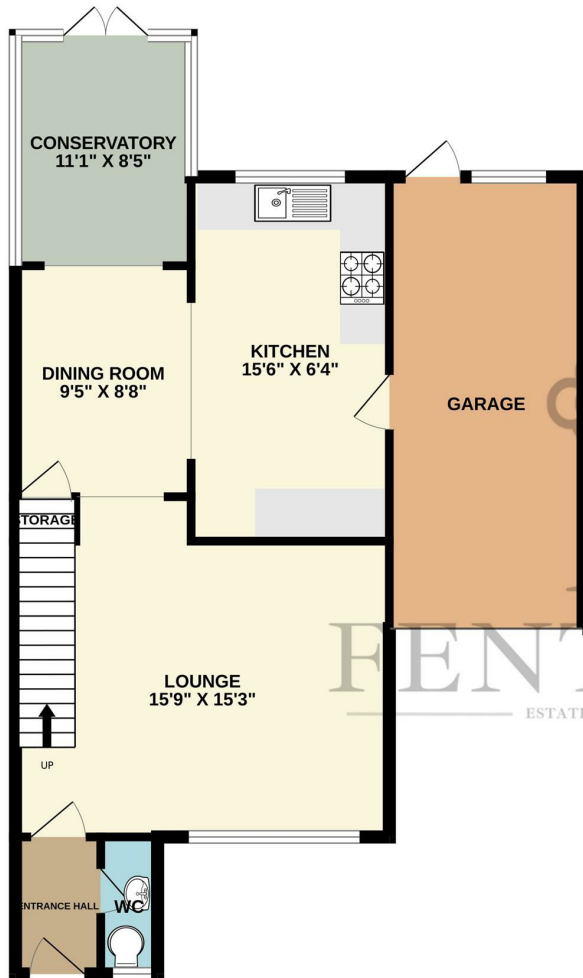
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



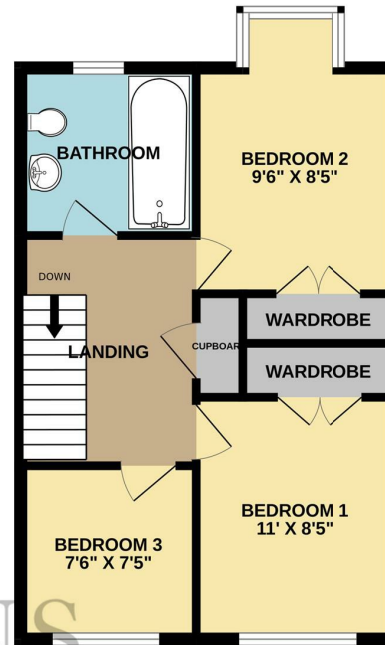
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GROUND FLOOR



1ST FLOOR



Call us on

01255 779810

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www.fentonsestates.co.uk

Council Tax Band

C



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

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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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