



LAMB & CO

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Inspired by property, driven by passion.



HAVEN AVENUE, CLACTON-ON-SEA, CO15 5TX

PRICE £550,000

A fantastic opportunity to acquire a spacious five-bedroom detached chalet, ideally situated in the sought-after coastal location of Holland-on-Sea, close to Holland Haven and just a stone's throw from the beach. Offering generous and versatile accommodation, this detached property provides excellent potential for family living, a seaside retreat or a substantial holiday home. The property benefits from five bedrooms, ample living space and a detached layout, while its enviable position puts the coastline and beautiful beach walks within easy reach. Set in a desirable coastal setting, the property is perfectly placed for enjoying the relaxed lifestyle Holland-on-Sea has to offer, with Holland Haven Nature Reserve, the seafront and local amenities all close by.

- Five Bedrooms
- Holland-On-Sea
- Three Reception Rooms
- Well Presented
- Sea Views
- EPC - D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LIVING ROOM

17'6" 12'5" (5.33m 3.78m)



SITTING ROOM

17'6" 12'5" (5.33m 3.78m)



DINING ROOM

12'7" 12'5" (3.84m 3.78m)

BEDROOM TWO

12'8" 12'7" (3.86m 3.84m)

BEDROOM FIVE

12'00" 8'2" (3.66m 2.49m)

W.C

2'9" x 6'11" (0.84m x 2.13m)

BATHROOM

7'9" 6'5" (2.36m 1.96m)



KITCHEN/BREAKFAST ROOM

17'8" 12'6" (5.38m 3.81m)



SUN ROOM

11'2" 9'00" (3.40m 2.74m)

SHOWER ROOM

8'00" 6'00" (2.44m 1.83m)



BEDROOM FOUR

12'5" 10'10" (3.78m 3.30m)

BEDROOM ONE

14'6" 12'9" (4.42m 3.89m)

BEDROOM THREE

12'9" 11'00" (3.89m 3.35m)

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: D

Heating: Gas

Services: All Mains

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other - N/A

Broadband: Ultrafast

Mobile Coverage: Good

O2 - Good

EE - Good

Three - Good

Vodafone - Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Rivers & Sea - Low

Surface Water - Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: North

Non-Standard Features to note: No

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		EU Directive 2002/91/EC	
England & Wales			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		EU Directive 2002/91/EC	
England & Wales			

This floor plan shows a three-bedroom house with a large central hall featuring a water feature. The layout includes:

- SUN ROOM**: 11'2" x 9'0" (3.40m x 2.74m)
- KITCHEN/BREAKFAST ROOM**: 17'8" x 12'6" (5.38m x 3.82m)
- BATHROOM**: 7'7" x 4'5" (2.35m x 1.35m)
- BEDROOM/STUDY**: 12'0" x 8'2" (3.65m x 2.48m)
- DINING ROOM**: 12'7" x 12'5" (3.84m x 3.80m)
- LIVING ROOM**: 17'6" x 12'5" (5.34m x 3.80m)
- SITTING ROOM**: 17'6" x 12'5" (5.34m x 3.80m)
- HALL**: Includes a staircase and a water feature.
- Bedrooms**: Three bedrooms with dimensions 12'8" x 12'7" (3.85m x 3.85m), 12'5" x 10'10" (3.79m x 3.30m), and 12'9" x 11'0" (3.87m x 3.36m).
- Shower Room**: 8'0" x 6'0" (2.43m x 1.82m)
- Storage**: Includes eaves storage, wardrobe cupboards, and an alcove.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.