



LAMB & CO

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## SOUTHCLIFF PARK, CLACTON-ON-SEA, CO15 6HT PRICE £325,000

Set on one of East Clacton's most prestigious roads, this beautifully kept and surprisingly spacious two-bedroom detached bungalow offers relaxed coastal living just half a mile from the seafront.

Inside, you will find two generous double bedrooms, including a principal suite with en-suite shower room and a walk-in wardrobe; a stylish family bathroom; and a modern, well-equipped kitchen. The light-filled lounge/diner opens onto a private, South-Easterly facing courtyard garden—a perfect spot for morning coffee or evening unwinding.

Additional benefits include a garage with a utility area, and driveway parking. With no onward chain, this inviting home is ready and waiting for its next chapter.

- Two Double Bedrooms
- En Suite & Walk-In Wardrobe
- 20' Lounge/Diner
- Utility Room
- Garage & Driveway
- EPC E



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## PORCH



## ENTRANCE HALL



## LOUNGE/ DINER

20'0 x 14'6 (6.10m x 4.42m)



## KITCHEN/BREAKFAST ROOM

12'0 x 11'4 (3.66m x 3.45m)



## BEDROOM TWO

12'2 x 10'4 (3.71m x 3.15m)



## SHOWER ROOM

7'0 x 5'3 (2.13m x 1.60m)



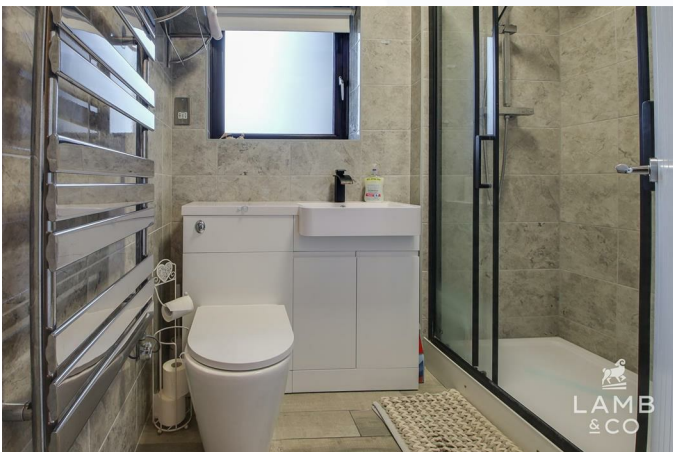
## BEDROOM ONE

14'3 x 11'7 (4.34m x 3.53m)



## EN SUITE

5'6 x 5'4 (1.68m x 1.63m)



## WALK-IN WARDROBE

5'8 x 5'5 (1.73m x 1.65m)

## UTILITY ROOM

9'6 x 8'4 (2.90m x 2.54m)



## REAR GARDEN

### REAR ASPECT

### Material Information

Council Tax Band: D

Heating: Electric Heating

Services: Mains

Broadband: ultrafast

Mobile Coverage: O2 - good; EE, Vodafone, Three - likely

Construction: conventional

Restrictions: none known

Rights & Easements: none

Flood Risk: very low

Additional Charges: none

Seller's Position: no onward chain

Garden Facing: south east

### 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.

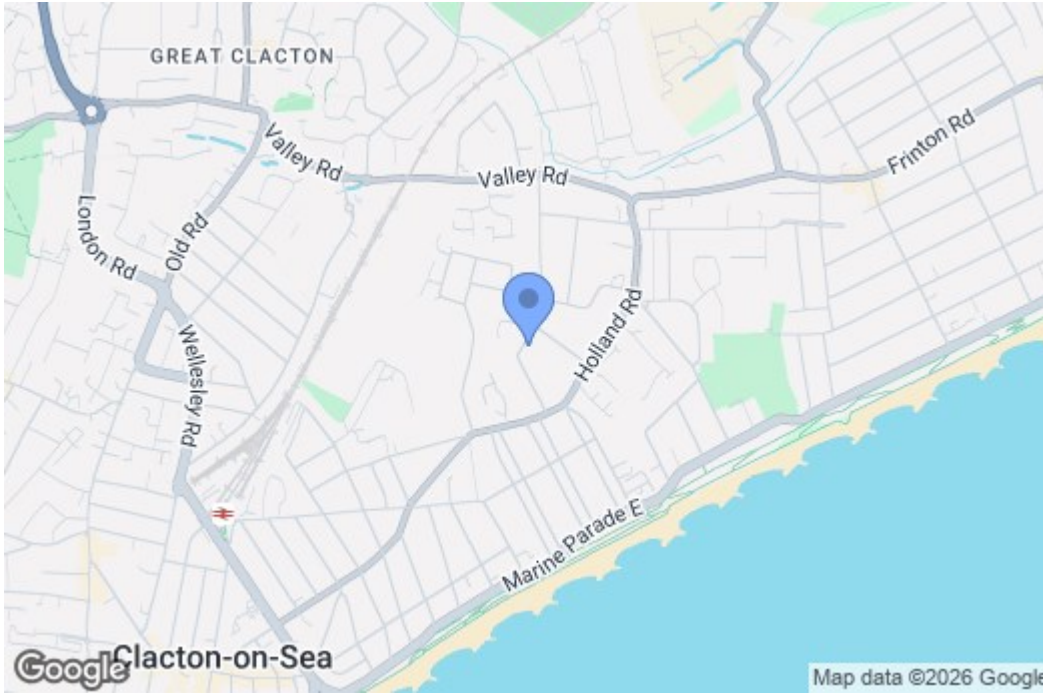
### AML

## ANTI-MONEY LAUNDERING REGULATIONS 2017

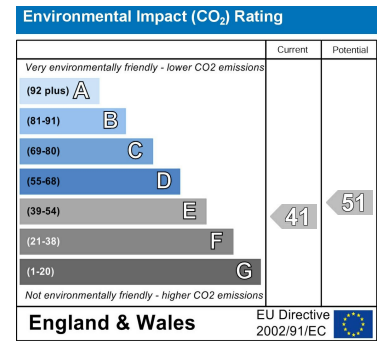
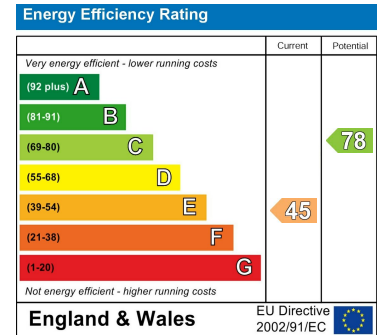
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



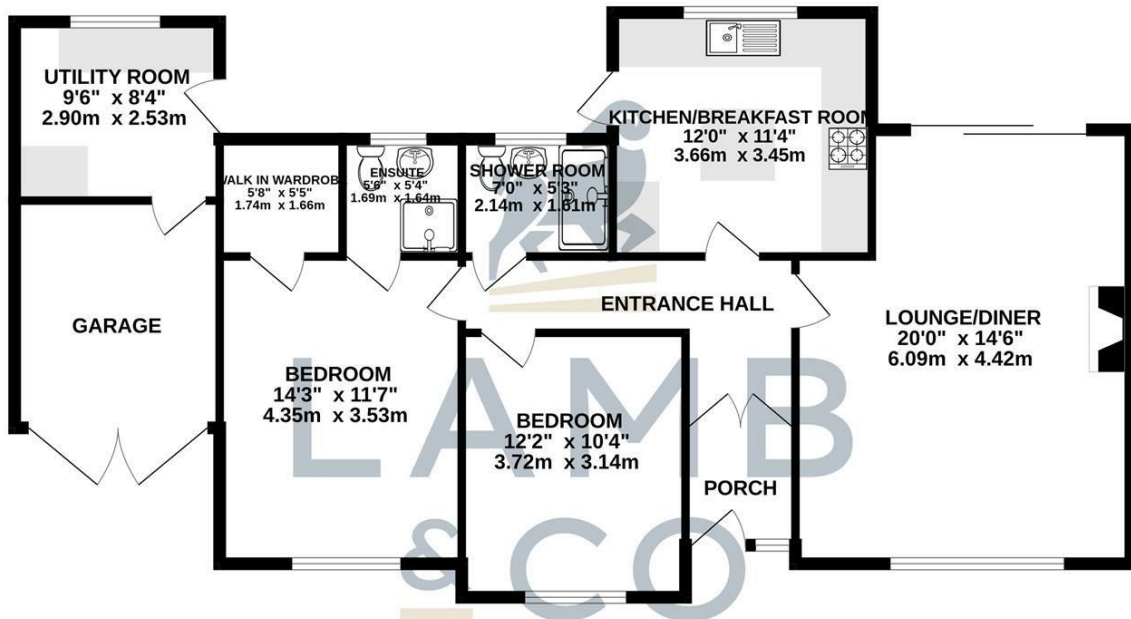
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1017 sq.ft. (94.4 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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