LAMB & CO

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Inspired by property, driven by passion.









SELSEY AVENUE, CLACTON-ON-SEA, CO15 1NQ

PRICE £375,000

Guide Price £375,000 - £400,000. Just steps from the beach with stunning sea views from the balcony, this spacious three-bedroom property offers coastal living at its finest. The home features two reception rooms, providing flexible living and entertaining space, alongside a ground floor shower room and a separate family bathroom. Outside, the property benefits from off-road parking and a garage, adding convenience to this desirable seaside home. Sold with no onward chain.

- Three Bedrooms
- Off-Road Parking & Garage
- Sea Views
- No Onward Chain
- Two Reception Rooms
- EPC-C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

BEDROOM THREE

10'5 x 6'9 (3.18m x 2.06m)



GARAGE

SHOWER ROOM

8'7 x 5'0 (2.62m x 1.52m)



FIRST FLOOR



KITCHEN

10'2 x 8'6 (3.10m x 2.59m)



DINING ROOM

10'1 x 8'7 (3.07m x 2.62m)



LOUNGE

12'9 x 12'0 (3.89m x 3.66m)



BEDROOM TWO

12'3 x 9'3 (3.73m x 2.82m)



SECOND FLOOR

BATHROOM

9'3 x 6'4 (2.82m x 1.93m)



BEDROOM ONE

11'0 x 10'9 (3.35m x 3.28m)



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: D
Heating: Gas
Services: Mains water & electric
Broadband: Ultrafast
Mobile Coverage: EE 80%, Three 79%, Vodafone 81% & O2 74%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk: Rivers & sea: Medium & Surface water: Very low
Additional Charges: N/A
Seller's Position: No onward chain
Garden Facing: North

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.

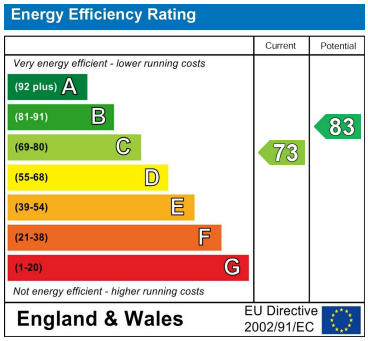
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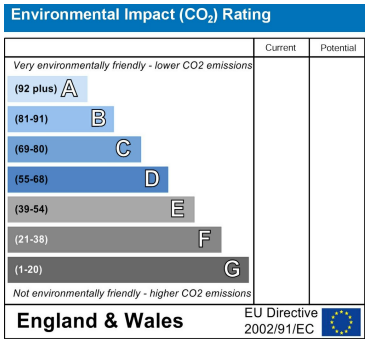
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

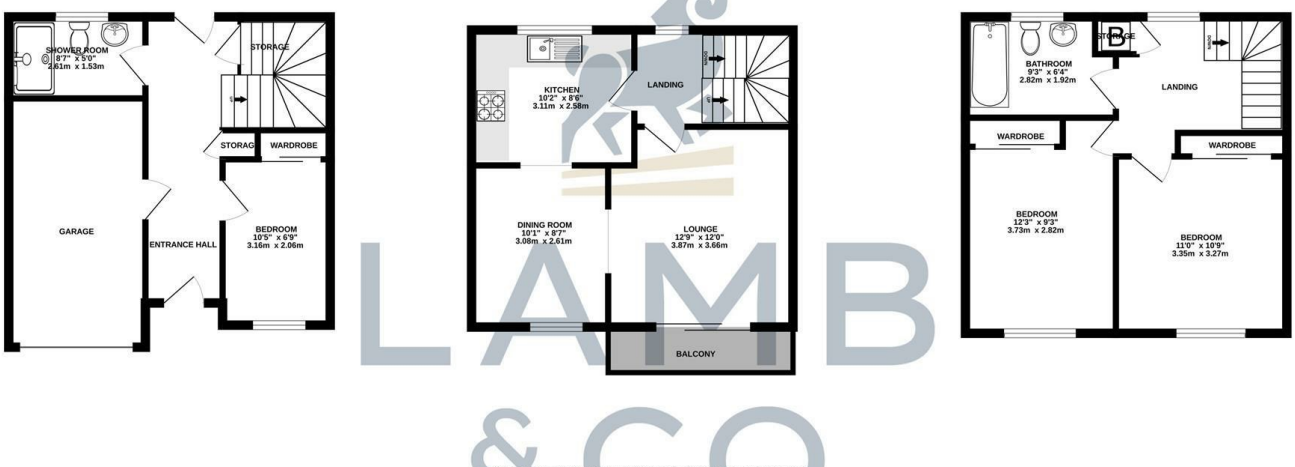


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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